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2003 CAPITAL FUND PROGRAM ANNUAL SUBMISSION

JULY 2003

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2003 CAPITAL FUND PROGRAM ANNUAL SUBMISSION

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JULY 2003



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

1. NARRATIVE

1.1 Introduction

1. NARRATIVE

This Narrative sets forth the SFHA's overall modernization and new construction strategy and highlights proposed implementation programs for the 2003 Capital Fund Program (CFP).

1.1 INTRODUCTION

The San Francisco Housing Authority (SFHA) Commission and its Executive Director, through its Resident Advisory Board (RAB), have involved residents in the development and prioritizing of this modernization funding application in partnership with SFHA staff. A letter inviting all residents and resident leaders to participate was mailed on February 28, 2003 to encourage residents of Section 8 and public housing to attend the 2003 PHA Annual Plan Submission Review Process meetings. This partnership began with a SFHA staff meeting with residents and resident leaders to discuss the program, its requirements and program goals and objectives, and time lines. A CFP/HOPE VI RAB subcommittee was created at the first meeting. Residents participated in and oversaw all activities required to complete the 2003 CFP/HOPE VI portion of the PHA Plan Application. A second Section 8-focused RAB sub-committee was formed to discuss the Administrative Plan. Subsequently, these RAB subcommittees met on three occasions to discuss the progress of the plan and attended a public hearing to receive feedback from the community. Two meetings with Community Partners and three SFHA staff meetings were also held to inform them of RAB recommendations and to assure public and staff input.

The Physical Improvement goals focus on completion of capital improvements in progress and mandated work, such as:

- Urgently needed infrastructure improvements, including domestic pump replacement, heating and plumbing improvements, boiler replacements, fire alarm system improvements/replacement, emergency generator installations, slide repairs, concrete restoration and waterproofing; and
- Interior unit upgrades including range and window replacements, asbestos and lead abatement, 504/ADA reasonable accommodations, and
- Modernization of senior and family developments including security gates, new intercom systems, sidewalk repairs, and common space improvements such as exterior painting.

The Management Improvements (MI) goals include security and police protection, public housing authority (PHA-wide) computer hardware and software upgrades, improvement of procurement and financial systems, the implementation of a resident employment program and the procurement of ergonomic furniture to improve employees' health safety.

The proposed work for the 2003 CFP complements and completes tasks in progress that are part of the 2003 Performance and Evaluation Report under the 2000, 2001 and 2002 Capital Fund Programs, which include:

1. Exterior and interior stabilization of lead based paint, and site improvement at family developments and asbestos abatement at senior and family developments.
2. 504/ UFAS (Uniform Federal Accessibility Standards) accessibility modifications to apartments and common spaces, in particular completion of senior building access compliance, and continuing upgrades to family developments.
3. The major work to be completed includes: boiler and hot waterline replacement, waterproofing and structural repairs; window replacement, security gate and lighting improvement, hardwire smoke detector installation, elevator upgrades, disability modifications to apartments and common areas, range replacement, asbestos removal, utility line replacement, heating system improvements, exterior painting and site improvements.
4. Intercom system, fire alarm system, and emergency generator improvements at senior developments.
5. Interior modernization of resident management offices, public housing tenant association offices, property offices, and administration buildings including the installation of wheelchair lifts.

The San Francisco Housing Authority is the largest landlord in the City of San Francisco with over 6,200 public housing units and over 7,000 Section 8 Voucher holders, and one of the few sources of permanently affordable housing for low-income households. Operating subsidies and modernization funds, through the Capital Fund Program (CFP) provided by the Federal government on an annual basis, have not been adequate to keep conventional public housing in sound condition due to the obsolescence and deterioration of 40-plus year old infrastructure. Increased Federal support, innovative local financing techniques, fuel and water efficiency measures, weatherization, alternative low-cost heating/ cooling system, creative property management and improved customer service are all required to maintain, stabilize and improve the valuable supply of affordable housing. Additionally, long-range plans for public housing are being developed including identifying opportunities for potential mixed-income infill development for homeownership and affordable housing, where consistent with overall social goals and inter-agency collaboration.

HOPE VI

The San Francisco Housing Authority has been awarded over \$118.5 million in HUD-subsidized HOPE VI competitive grants to revitalize five blighted and dilapidated housing sites with 1,228 new public and affordable housing units containing 2,583 bedrooms. These HOPE VI funds are leveraging an additional \$166.8 million in other public and private funds, including partnerships with non-profit and for profit corporations, for a total of \$285.3 million. These units add 137 accessible and 207 adaptable apartments to the SFHA stock. Three sites have been completed: Hayes Valley, Bernal Dwellings, and Plaza East. Current design, planning, relocation, and partial demolition are underway at Valencia Gardens and construction is underway at North Beach, which

will be substantially completed by December 2004. Valencia Gardens is scheduled to be completed by December 2005.

Other projects underway include: (1) an \$18.5 million Section 202 project with 85 senior apartments being developed with no SFHA funding commitments, which will include a \$1.2 million upgrade of the Clementina Towers common grounds; (2) master planning of the SFHA developments in the Bayview/Hunters Point area, with close to 1,000 replacement public housing units, new homeownership housing and other additional housing units; and (3) the submission to HUD of a five year implementation plan to rebuild over 500 units at Hunters View for the 2003 HOPE VI Grant Application. Finally, SFHA is preparing a Request for Proposals (RFP) to request input from public, private and joint venture development teams on how to improve, add or revitalize the SFHA stock on current public housing sites. The RFP will be out in June 2003.

The San Francisco Housing Authority will continue to enter into collaborative partnerships with the Mayor's Office of Housing, the Redevelopment Agency, non-profit corporations, and the private sector. CFP and Community Development Block Grant (CDBG) will assist in comprehensive modernization and capital improvements at SFHA sites. Since the average annual CFP funding is only \$16 million, its focus is to stabilize living conditions in the current housing stock.

The San Francisco Housing Authority will continue to keep consistent communication between housing stakeholders (government, private and non-profit) in the city through the Comprehensive Housing Affordability Strategy (CHAS) Public Housing Subcommittee, compliance with the 2003 Consolidated Plan and the General Plan's Housing Element currently being revised, and continue to encourage the establishment of a "Friends of Public Housing" non-profit organization. Already in place, the San Francisco Housing Authority has created the SFHA Housing Corporation, a bona-fide non-profit corporation that will pursue funding sources and sustainability of programs for low-income households and leverage and maximize resources.



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

1.2 IDENTIFICATION OF PHYSICAL AND MANAGEMENT NEEDS

1.2 IDENTIFICATION OF PHYSICAL AND MANAGEMENT NEEDS (based on the 2002 Comprehensive Physical Assessment as updated with resident and staff input):

The SFHA is continually identifying physical and management needs at all of the forty-six public housing developments. The identification process started in 1990 with the hiring of two consulting firms to prepare formal physical and management needs assessments. These original Management and Physical Assessment Plans were presented in the 1991 CGP Submittal. In 1997 they were updated with the guidance and assistance of the U.S. Department of Housing and Urban Development (HUD) Intervention and Recovery Teams.

In 2002, a new, Comprehensive Physical Needs Assessment was developed by soliciting input from resident groups, individuals, resident organizations, and SFHA staff in an effort lead by the Consultant, DLR Group. The review and prioritizing of the results of the residents' surveys was completed by the RAB comprised of Resident leaders, Residents, and Staff members.

Based on SFHA needs and federal regulations for the Capital Fund Program, program goals and objectives were developed. They serve as a guide in determining the specific work items and priorities that will be included in the Capital Fund Program Plan. This overall strategy is consistent with the needs of the SFHA and reflects the urgency of each work item. The strategy must also reflect those items that are mandated by law, local and federal regulations or previous commitments made by the SFHA:

PRIORITY ONE: MANDATORY PHYSICAL & MANAGEMENT IMPROVEMENTS

- 1a. Lead Based Paint (LBP) abatement or in-place management activities.
- 1b. Asbestos Containing Material (ACM) abatement activities.
- 1c. Modification of apartments and common areas for use by disabled to comply with ADA and/or 504 requirements.
- 1d. Emergency improvements for life safety problems, and property stabilization by addressing leaking roofs and waterproofing buildings exterior.
- 1f. Management improvement activities required by legal settlement, HUD audit finding, or identified by HUD's PHAS.
- 1e. Completion of Comprehensive modernization activities funded through CFP

PRIORITY TWO: URGENT PHYSICAL & MANAGEMENT IMPROVEMENTS

- 2a. Emergency improvements such as chronic malfunctioning elevators, correction of hazardous conditions, etc.
- 2b. Identification and proper abatement of potentially toxic materials and unhealthy

conditions. Specific activities would include testing and abatement of asbestos, lead, chronic mildew, etc. Repair/replacement/installation of ventilation systems.

- 2c. Improvements that will enhance the security of residents. Such activities would include installation of vandal resistant security lighting, security grills, gates, etc.
- 2d. Control of criminal activities. Such activities would include continuation of the successful public safety program of expanded patrols of San Francisco police officers at selective SFHA sites that have known criminal actives.

PRIORITY THREE: SERIOUS PHYSICAL & MANAGEMENT IMPROVEMENTS

- 3a. Major repairs to heating, plumbing, sewer, electrical systems, etc.
- 3b. Physical improvements to non-dwelling space for the expansion or improvement of resident activities and services and SFHA management operations.
- 3c. Improvements to SFHA management operations to improve efficiency and the delivery of services to residents.

REMAINING PHYSICAL, MANAGEMENT, AND OTHER NEEDS

Remaining physical and management improvements are those that are addressed based on the severity of the problem, the efficiency of addressing the problem along with other more urgent items or on the cost savings that will result from completing the improvement.

- Management Issues - timely street cleaning, tree pruning, sidewalk repair, anti-vandalism strategies, appropriate trash collection system, proper cleaning of site, on-site security, site resident monitors, neighborhood programs to monitor loitering, recycling programs for each site, TA offices for the senior developments, and graffiti abatement, among others.
- Maintenance Issues- clean up of playground facilities, better maintenance programs for elevators and boilers, availability of maintenance workers who live in the city during emergency calls, intercom systems for all the senior developments, new furnishings for public areas when needed, well maintained doors and windows, proper graffiti abatement, addition of weather stripping on all doors, addition of handrails to dangerous areas/ areas with seniors, add landscape irrigation system, timely maintenance response, kitchen cabinet repair, wall heater replacement, general unit improvements and need for new appliances, among others.
- Self-Sufficiency Issues - family planning services, senior care services, age-specific programs for children, summer programs, lunch programs, resident-owned businesses, social service programs, computer resource centers at all family developments and some senior developments, on-site activities/ programs for the senior developments,

TA/ RMC monitoring and coordination, monitoring of TA/ RMC elections process, resident involvement in the expenditure of programs such as DEP, etc., and transportation arrangements for seniors, among others.

ADDRESSING DEVELOPMENTS WITH HIGHER NEEDS

Where many serious improvements are needed and the repair, replacement or redesign of major building elements will require the temporary relocation of families to allow for the work to proceed, a comprehensive rehabilitation approach is developed. All-important physical problems will be addressed at that time, funding permitting to maximize the efficiency and long-range success, and to reduce overall cost associated with such efforts.

When family relocation is not required and improvements can be completed without major disruptions, funding permitting, a sequenced rehabilitation approach will be followed.

COORDINATED ACTIVITIES TO ENSURE EFFICIENCY

When work items are to be completed at different times at one particular development, activities are sequenced to maximize efficiency. Building exteriors are not repainted until lead-based paint testing has been completed, for example. No completed work should have to be disturbed to address a subsequent non-emergency work item. This strategy may vary according to the condition of the building.

When special mobilization is required to address an item that is needed at several developments, the inclusion of all of these developments into a single effort will be considered.

Maintenance and management issues brought up at the RAB meetings and citywide public hearings will shall be referred to the appropriate departments, including Maintenance and Management.



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

1.3 STRATEGY STATEMENT

1.3 STRATEGY STATEMENT

To ensure that the CFP/HOPE VI funding is effectively and efficiently utilized, a clear and appropriate set of program goals and objectives was developed to serve as a guide in determining the specific work items and location priorities that will be included in the Capital Fund Plan. These program goals and objectives were discussed at length at the RAB meetings and used to develop this year's plans.

This overall strategy is consistent with the needs of SFHA and reflects the urgency of each work item and the priorities as identified by both residents and staff members of the RAB. The strategy also reflects those items that are mandated by law, local and federal regulations or previous commitments made by the SFHA. Following therefore is the strategy that has been developed for this program:

PRIORITIES: MANDATORY PHYSICAL AND MANAGEMENT IMPROVEMENTS

1. Lead Based Paint (LBP) abatement or in-place management activities.
2. Asbestos Containing Material (ACM) abatement activities.
3. Mold and mildew remediation.
4. Blood-born pathogens decontamination.
5. Modification of apartments and common areas for use by the disabled or physically challenged to comply with UFAS and/or 504 requirements.
6. Emergency/ extensive improvements for leaking roofs, waterproofing and building infrastructure repairs (electrical, heating, sewer, etc.).
7. Correction of all Housing Quality Standards (HQS) deficiencies.
8. Improvements that will enhance the security of residents. Such activities would include crime control/ prevention and installation of vandal resistant security lighting, security grilles, gates, etc.
9. Management improvement activities required by legal settlement, HUD or City audit finding, or identified by HUD's Public Housing Management Assessment Program (PHMAP).

REMAINING PHYSICAL AND MANAGEMENT NEEDS

All remaining physical and management improvements will be addressed based on the severity of the problem, the efficiency of addressing the problem along with other more urgent items or on the cost savings that will result from completing the improvement.

ADDRESSING DEVELOPMENTS WITH HIGHER NEEDS

Where many serious improvements are needed and the repair, replacement or redesign of major building elements will require the temporary relocation of families to allow for the work to proceed, a comprehensive rehabilitation approach shall be followed. All-important physical problems shall be addressed at that time to maximize the efficiency and long-range success and to reduce overall cost associated with such efforts.

When family relocation is not required and improvements can be completed without major disruptions, a sequenced rehabilitation approach will be followed.

COORDINATED ACTIVITIES TO ENSURE EFFICIENCY

When work items are to be completed at different times at one development, activities shall be sequenced to maximized efficiency. Building exteriors should not be repainted until lead-based paint testing has been completed for example. No completed work should have to be disturbed to address a subsequent non-emergency work item.

When special mobilization is required to address an item that is needed at several developments, the inclusion of all of these developments into a single effort shall be considered.

RESIDENT HIRING

For all job tasks and contracts that are over a certain amount and subsidized with federal dollars, the maximum number on public housing residents will be hired as part of the on-site work, and will be trained according to their skills, performance evaluation and desire to acquire job experience in either building trades, landscaping or administrative/ clerical positions. The goal will be to assist these residents to become self-sufficient, so that they can move on to jobs outside of the SFHA. Any contractors with the SFHA will be required to provide resident hiring per San Francisco Housing Authority Policies and Section 3 federal requirements.



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

1.4 RESIDENT PARTNERSHIP PROCESS

1.4 RESIDENT PARTNERSHIP PROCESS SUMMARY:

PREPARATION OF CAPITAL FUND PROGRAM 2003 ANNUAL SUBMISSION

The San Francisco Housing Authority has consistently involved residents in the development of modernization funding applications. The following are activities involving resident notifications and meetings regarding the 2003 Capital Fund Program Annual Submission.

On February 28, 2003, a letter and input form translated in five (5) languages, was sent to Resident leaders, Tenant Associations, RMC's and Citywide Public Housing and Section 8 Residents informing them of the 2003 Public Housing Authority (PHA) Plan, annual submittal and its requirements. Over 13,000 families were summoned to meet at the Federal Building in the Civic Center.

On March 11, 2003, a meeting was held with residents and resident leaders from Section 8 and public housing developments throughout the city. At this meeting the overall PHA Plan submittal process and requirements were discussed and an invitation to join the RAB was suggested. The role of this RAB would be to ensure resident participation throughout the application development process.

On March 18, 2003, Sub-Committees were established to discuss the different areas to be covered by the PHA Plan submittal. The CFP/HOPE VI subcommittee was established, along with the Section 8 subcommittee. The first meeting of these committees was held on this date. The RABs reviewed and discussed the Annual Submission application schedule and process.

On March 25, 2003, the second meeting of the RAB subcommittees were held and the RAB reviewed and discussed the program's strategy and priorities. The 2003 CFP/HOPE VI and Section 8 strategies and priorities were defined. All Physical and Management Improvement items submitted for 2003 Annual Statement were reviewed and prioritized

On April 1, 2003, the third meeting of the RAB subcommittees was held. The 2003 Five-Year Plan strategies and priorities were defined. All Physical and Management Improvement items submitted for 2003 Five-Year Plan were reviewed and prioritized. The Performance and Evaluation Report for the 2000/01/02 Capital Fund Program were presented. The Committee then reviewed the budgets with specific modernization items listed. After discussion, the three program reports were approved. The overall application schedule and process was then reviewed. The details of the Public Hearing were discussed and plan for a presentation by the RAB subcommittees was also discussed.

On May 20, 2003, a Public Hearing on the 2003 PHA Plan Annual and the Capital Fund Program Submission was held at 1:30 PM at the West Bay Conference Center in the Fillmore District. All public housing residents were notified of this meeting by mail on April 1, 2003. The Public Hearing was advertised on local newspapers from April 6 to April 13, 2003. Drafts of the 2003 PHA Plan and CFP annual Statement, revised Five-year Plan and Performance and Evaluation

reports were posted at all Property Managers' Offices, Tenants Associations' Offices and SFHA management offices at 440 Turk and 1815 Egbert Avenue for public review during 45 days previous to this Public Hearing. The Plan's issues were presented and results were discussed in detail.

On June 12, 2003, SFHA staff presented the 2003 PHA Plan Annual Submission to the SFHA Commission Board for review and approval.

On July 15, 2003, the approved, Final 2003 PHA Plan and its attachments will be submitted to the local, United States Housing and Urban Development (HUD) office for approval.



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

1.5 LOCAL GOVERNMENT REVIEW

1.5 LOCAL GOVERNMENT REVIEW

The SFHA has been participating in the city of San Francisco's Comprehensive Housing Affordability Strategy (CHAS) since early 1991. This group is coordinated by the Mayor's Office of Housing (MOH) and includes numerous other city agencies, community-based housing development organizations, housing advocacy groups, and service providers. In late 1997, a CHAS Public Housing Subcommittee was created and sponsored by the SFHA - it meets on a monthly basis, the second Tuesday of the month. This CHAS Subcommittee has been influential in assessing and reviewing of issues and gives support to the SFHA's tasks at hand, including HOPE VI, Modernization, and the SFHA's approach to development activities, along with getting continuous support from city agencies, non-profits and other stakeholders.

SFHA needs, based on the 2002 Comprehensive Plan for Physical Improvements and the 2002 Comprehensive Management Assessment Report and Improvement Plan have been discussed in the context of this citywide comprehensive housing planning process and have been developed in consultation with the CHAS Subcommittee. Long-range SFHA goals and information on the total SFHA physical and management improvement needs have been presented to this group, and made available at the management offices for their review. As new SFHA plans for improvements are developed and as funding is identified, they will also be discussed.

Under the leadership of the Executive Director, SFHA's 2003 PHA Plan implementation will re-evaluate needs and develop subsequent annual plans, and will continue to be coordinate with the Mayor's Office of Housing, Mayor's Office of Community Development, the San Francisco Redevelopment Agency, and other city agencies and stakeholders.



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

2. ANNUAL STATEMENT FOR 2003

SAN FRANCISCO HOUSING AUTHORITY



CAPITAL FUND PROGRAM 2003 Annual Statement

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: SAN FRANCISCO HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P001501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003 CFP
Original Annual Statement: X		Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)		
Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
		Original	Revised	Obligated
1	Total non-CFP Funds			Expended
2	1406 Operations	\$3,149,643		
3	1408 Management Improvements Soft Costs	\$3,149,637		
	Management Improvements Hard Costs			
4	1410 Administration	\$2,144,821		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$1,086,000		
8	1440 Site Acquisition			
9	1450 Site Improvement	\$677,190		
10	1460 Dwelling Structures	\$5,097,024		
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment	\$444,500		
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1502 Contingency			
	TOTAL CFP Funds	\$15,748,815		
	Amount of Annual Grant: (sum of lines.....)	\$15,748,815		
	Amount of lines 1430 and 1460 Related to LBP Activities	\$680,000		
	Amount of lines 1450, 1460 Related to Section 504 compliance	\$625,000		
	Amount of lines 1408 Related to Security—Soft Costs	\$1,888,178		
	Amount of lines 1450, 1460 related to Security— Hard Costs	\$423,000		
	Amount of lines 1450, 1460 Related to Energy Conservation Measures	\$1,555,000		
	Collateralization Expenses or Debt Service	\$0		
Signature of Executive Director and		Signature of Public Housing Dire		Date
X Gregg Fortner, Executive Director		X		Date

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: SAN FRANCISCO HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CA39P001501-03 Replacement Housing Factor Grant No.		Federal FY of Grant: 2003 CFP			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Original	Revised	
CAL 1-1, Holly Courts	Boilers, waterlines and valves replacement (phase 1 of 2)	1460	100%	\$ 250,000				
CAL 1-2 Potrero Terrace	Hot water lines and boilers replacement (phase 2 of 2)	1460	100%	\$ 280,000				
CAL 1-3, Sunnydale	Slide repairs. Erosion satbilization	1450	100%	\$ 185,190				
CAL 1-8, Westside Courts	Water main and sewer improvements (Phase 2 of 3)	1460	100%	\$ 350,000				
CAL 1-9, Westbrook	Sidewalks, stairs and handrails repair	1450	1300 lf.	\$ 65,000				
CAL 1-10, Potrero Annex	Decks repair/replacement (Phase 2 of 2)	1460	100%	\$ 150,000				
CAL 1-15, Ping Yuen	Sidewalk Repair	1450	100%	\$ 80,000				
CAL 1-16, Alemany	Security gate. Intercom System	1460	100%	\$ 103,000				
	ADA/504 Compliance Ramps	1450	100%	\$ 35,000				
	Sidewalk Repairs	1450	100%	\$ 7,000				
CAL 1-17A, Hunters' Point	Slide repairs. Erosion satbilization	1450	100%	\$ 80,000				
CAL 1-18(1), JFK Towers	Range Replacement	1460	98 DU	\$ 125,000				
	Intercom System	1460	100%	\$ 20,000				
CAL 1-18(4) Alice Griffith	Fire Alarm System	1460	100%	\$ 125,000				
CAL 1-18 (7), Hayes Valley, Velasco	Sidewalk Repairs	1450	100%	\$ 25,000				
	Fire alarm system	1460	100%	\$ 75,000				
	Balconies repair	1460	100%	\$ 180,000				
	LEP removal	1460	100%	\$ 5,000				
CAL 1-18 (10), Woodside Gardens	Fire alarm system	1460	100%	\$ 170,000				
	Intercom System	1460	100%	\$ 20,000				
CAL 1-18 (13), Mission Dolores	Range Replacement	1460	92 DU	\$ 100,000				
CAL 1-19 (1), 990 Pacific Ave.	Intercom System	1460	100%	\$ 20,000				
CAL 1-19 (2), 1750 McAllister St.	Fire alarm system	1460	100%	\$ 125,000				
	Window Repair	1460	100%	\$ 250,000				
CAL 1-20, 3850 18th St.	Emergency Generator	1460	100%	\$ 140,000				
CAL 1-27, 350 Ellis St.	Intercom System	1460	100%	\$ 20,000				
CAL 1-29, 345 Arguello St.	Emergency Generator	1460	100%	\$ 150,000				
CAL 1-30A, 462 Duboce St.	Fire alarm system	1460	100%	\$ 125,000				
CAL 1-31, 25 Sanchez St.	Intercom System	1460	100%	\$ 20,000				
CAL 1-35, 2698 California Street	Intercom System	1460	100%	\$ 20,000				
CAL 1-36, 227 Bay Street	Intercom System	1460	100%	\$ 20,000				
	Emergency Generator	1460	100%	\$ 128,000				
CAL 1-37, 491 31st Ave.	Intercom System	1460	100%	\$ 20,000				
Signature of Executive Director and			Date	Signature of Public Housing Director/Programs Administrator		Date		
X Gregg Fortner, Executive Director				X				

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Original	Revised	
MANAGEMENT IMPROVEMENTS (@ 20% OF TOTAL GRANT)	NEW MIS SOFTWARE	1408	100%	\$				
	TRANSLATION SERVICES	1408	100%	\$	375,000			
	SECURITY PATROL SERVICES	1408	100%	\$	7,000			
	CLASSIFICATION STUDIES	1408	100%	\$	1,888,178			
	CIVIL RIGHTS	1408	100%	\$	25,000			
	IMPROVE FIX ASSETS	1408	100%	\$	134,517			
	IMPROVE COMPUTER SYSTEM	1408	100%	\$	48,918			
	RESIDENT EMPLOYMENT PROGRAM	1408	100%	\$	250,505			
	IMPROVE CONTRACT SYSTEM	1408	100%	\$	189,610			
	IMPROVE ACCOUNTING SYSTEM	1408	100%	\$	76,920			
ADMINISTRATION	IMPROVE FILING SYSTEM	1408	100%	\$	46,150			
	SAFETY	1408	100%	\$	7,574			
				\$	100,265			
				\$				
	Subtotal Management Improvements			\$	3,149,637			
	Administration of CIP 10% of total Grant	1410		\$	1,574,882			
	Inspector, Safety Inspectors & In-house A/E Services in accordance with Guidebook 7485.3G, Paragraph 2-19C, Administrative Costs.	1410		\$	569,939			
FEES AND COSTS	Subtotal Fees and Costs			\$	2,144,821			
	A/E Consultants	1430	As Req.	\$	986,000			
	HA-Wide Lead Testing	1430	As Req.	\$	50,000			
	HA-Wide Asbestos Testing	1430	As Req.	\$	50,000			
OPERATING SUBSIDY (@ 20% OF TOTAL GRANT)	Subtotal Fees and Costs			\$	1,086,000			
		1406		\$	3,149,643			
TOTAL GRANT:				\$	15,748,815			
Signature of Executive Director and				Date	Signature of Public Housing Director/Programs Administrator	Date		
X Gregg Fortner, Executive Director					X			

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
2003 CFP

PHA Name:		Grant Type and Number		Federal FY of Grant:	
SAN FRANCISCO HOUSING AUTHORITY		Capital Fund Program No: CA39P001501-03		2003 CFP	
Development Number		Replacement Housing Factor No:		Reasons for Revised Target Dates	
Name/HA-Wide Activities		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	
		Original	Revised	Actual	Actual
CAL 1-1, Holly Courts	Boilers, waterlines and valves replacement (phase 1 of 2)	9/30/2005			
CAL 1-2 Potrero Terrace	Hot water lines and boilers replacement (phase 2 of 2)	9/30/2005			
CAL 1-3, Sunnydale	Slide repairs. Erosion satbilization	9/30/2005			
CAL 1-8, Westside Courts	Water main and sewer improvements	9/30/2005			
	(Phase 2 of 3)				
CAL 1-9, Westbrook	Sidewalks, stairs and handrails repair	9/30/2005			
	Decks repair/replacement (Phase 2 of 2)	9/30/2005			
CAL 1-10, Potrero Annex	Sidewalk Repair	9/30/2005			
CAL 1-15, Ping Yuen	Security gate, Intercom System	9/30/2005			
CAL 1-16, Alemany	ADA/504 Compliance, Ramps	9/30/2005			
	Sidewalk Repairs	9/30/2005			
CAL 1-17A, Hunters' Point	Slide repairs. Erosion satbilization	9/30/2005			
CAL 1-18(1), JFK Towers	Range Replacement	9/30/2005			
	Intercom System	9/30/2005			
	Fire Alarm System	9/30/2005			
CAL 1-18(4) Alice Griffith	Sidewalk Repairs	9/30/2005			
CAL 1-18 (7),	Fire alarm system	9/30/2005			
Hayes Valley, Velasco	Balconies repair	9/30/2005			
	LBP removal	9/30/2005			
CAL 1-18 (10),	Fire alarm system	9/30/2005			
Woodside Gardens	Intercom System	9/30/2005			
CAL 1-18 (13),	Range Replacement	9/30/2005			
Mission Dolores		9/30/2005			
Signature of Executive Director and		Date		Signature of Public Housing Director/Programs Administrator	
X				X	
Gregg Fortner, Executive Director					
				Date	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

2003 CFP

Part III: Implementation Schedule

PHA Name:		Grant Type and Number Capital Fund Program No: CA39P001501-03 Replacement Housing Factor No:		Federal FY of Grant: 2003 CFP		
SAN FRANCISCO HOUSING AUTHORITY Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
		Original	Revised	Original	Revised	
PHA-Wide:	ADA Emergency Exit Signage (Phase 2 of 3)	9/30/2005		9/30/2007		
	HA-Wide Lead Abatement	9/30/2005		9/30/2007		
	HA-Wide Asbestos Abatement	9/30/2005		9/30/2007		
	Mold and Mildew Remediation	9/30/2005		9/30/2007		
	Blood-born pathogens decontamination	9/30/2005		9/30/2007		
	HA-Wide 504/ADA reasonable accommodations	9/30/2005		9/30/2007		
	HA-Wide Fire unit repair	9/30/2005		9/30/2007		
	HA-Wide New appliances	9/30/2005		9/30/2007		
	HA-Wide Sidewalk repair/replacement	9/30/2005		9/30/2007		
	HA-Wide Playground repairs/replacement/removal	9/30/2005		9/30/2007		
	Hardwire smoke detectors (16 developments)	9/30/2005		9/30/2007		
	Elevator upgrades at 22 senior buildings	9/30/2005		9/30/2007		
	Surveillance cameras (senior bldgs.)	9/30/2005		9/30/2007		
	Modernization of Property Offices PHIA Wide	9/30/2005		9/30/2007		
	NON-DWELLING EQUIPMENT	New Replacement Vehicles (pick-up trucks)	9/30/2005		9/30/2007	
CCTV System (Security Camera Monitoring System)		9/30/2005		9/30/2007		
Ergonomic Furniture		9/30/2005		9/30/2007		
Replace Payroll & Accounts Payable		9/30/2005		9/30/2007		
Check Writing Laser Printers		9/30/2005		9/30/2007		
Computer Hardware		9/30/2005		9/30/2007		
Replacement/Maintenance Headsets		9/30/2005		9/30/2007		
Guard Tour System		9/30/2005		9/30/2007		
Signature of Executive Director and		Date		Signature of Public Housing Director/Programs Administrator		Date
X Gregg Fortner, Executive Director		X				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

2003 CFP

Part III: Implementation Schedule

PHA Name:

SAN FRANCISCO HOUSING AUTHORITY		Grant Type and Number		Federal FY of Grant:		
Development Number Name/HA-Wide Activities		Capital Fund Program No: CA39P001501-03 Replacement Housing Factor No:		2003 CFP		
		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
		Original	Revised	Original	Revised	
		Actual	Actual	Actual	Actual	
MANAGEMENT IMPROVEMENTS	NEW MIS SOFTWARE	9/30/2005		9/30/2007		
	TRANSLATION SERVICES	9/30/2005		9/30/2007		
	SECURITY PATROL SERVICES	9/30/2005		9/30/2007		
	CLASSIFICATION STUDIES	9/30/2005		9/30/2007		
	CIVIL RIGHTS	9/30/2005		9/30/2007		
	IMPROVE FTX ASSETS	9/30/2005		9/30/2007		
	IMPROVE COMPUTER SYSTEM	9/30/2005		9/30/2007		
	RESIDENT EMPLOYMENT PROGRAM	9/30/2005		9/30/2007		
	IMPROVE CONTRACT SYSTEM	9/30/2005		9/30/2007		
	IMPROVE ACCOUNTING SYSTEM	9/30/2005		9/30/2007		
ADMINISTRATION	IMPROVE FILING SYSTEM	9/30/2005		9/30/2007		
	SAFETY	9/30/2005		9/30/2007		
FEES AND COSTS	Administration of CFP Grant	9/30/2005		9/30/2007		
	A/E Consultants	9/30/2005		9/30/2007		
	HA-Wide Lead Testing	9/30/2005		9/30/2007		
	HA-Wide Asbestos Testing	9/30/2005		9/30/2007		
OPERATING SUBSIDY						
	(@ 20% OF TOTAL GRANT)	9/30/2005		9/30/2007		
Signature of Executive Director and X Gregg Fortner, Executive Director		Date		Signature of Public Housing Director/Programs Administrator		Date

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2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

3. *AMENDED FIVE-YEAR ACTION PLAN*

SAN FRANCISCO HOUSING AUTHORITY



2003 CAPITAL FUND PROGRAM FIVE-YEAR PLAN

Five-Year Action

Part: 1 Summary

Capital Fund Program (CFP) 2002 - 2006

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 07/31/98).

HA Name:	SAN FRANCISCO HOUSING AUTHORITY		Locality (City/County & State) SAN FRANCISCO CITY AND COUNTY, CALIFORNIA		Original	Revision No.
CAL No.	Development Name	Work Statement for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007
1-1	HOLLY COURT		\$460,000	\$0	\$0	\$0
1-2	POTRERO TERRACE		\$100,000	\$150,000	\$150,000	\$150,000
1-3	SUNNYDALE		\$691,837	\$300,000	\$200,000	\$300,000
1-4	VALENCIA GARDENS		\$0	\$0	\$0	\$0
1-8	WESTSIDE COURTS		\$560,000	\$0	\$100,000	\$0
1-9	WESTBROOK APTS		\$130,000	\$160,000	\$100,000	\$160,000
1-10	POTRERO ANNEX		\$60,000	\$150,000	\$100,000	\$150,000
1-11	NORTH BEACH		\$0	\$0	\$0	\$0
1-15	PING YUEN		\$230,000	\$320,000	\$3,640,000	\$320,000
1-16	ALEMANY		\$220,000	\$100,000	\$0	\$100,000
1-17	HUNTER'S POINT		\$365,190	\$150,000	\$100,000	\$150,000
1-18 (1)	JFK TOWERS		\$0	\$360,000	\$120,000	\$360,000
1-18 (3)	HUNTER'S VIEW		\$0	\$0	\$60,000	\$0
1-18 (4)	ALICE GRIFFITH		\$190,000	\$100,000	\$150,000	\$100,000
1-18 (5)	ROSA PARKS		\$694,000	\$600,000	\$250,000	\$600,000
1-18 (6)	PING YUEN NORTH		\$580,000	\$0	\$0	\$0
1-18 (7)	HAYES VALLEY A (VELASCO)		\$50,000	\$50,000	\$50,000	\$50,000
1-18 (10)	WOODSIDE GARDENS		\$250,000	\$30,000	\$130,000	\$30,000
1-18 (13)	MISSION DOLORES		\$20,000	\$0	\$120,000	\$0
1-19 (1)	990 PACIFIC		\$10,000	\$30,000	\$0	\$30,000
1-19 (2)	1750 McALLISTER		\$410,000	\$220,000	\$0	\$220,000
1-20	3850 18th STREET		\$0	\$170,000	\$130,000	\$170,000
Signature of Executive Director		Date:		Signature of Public Housing Director/Office of Native Americans Program Administrator		
Gregg Forner, Executive Director				X		

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Five-Year Action
Part: 1 Summary
Capital Fund Program (CFP) 2002 - 2006

OMB Approval No. 2577-0157 (Exp. 07/31/98)

HA Name:		SAN FRANCISCO HOUSING AUTHORITY					Locality (City/County & State) SAN FRANCISCO CITY AND COUNTY, CALIFORNIA		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
CAL No.	Development Name	Work Statement for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007				
1-21	320/330 CLEMENTINA	See Annual Statement <div style="text-align: center; font-size: 2em; opacity: 0.5;">DRAFT</div>	\$70,000	\$530,000	\$250,000	\$530,000				
1-23	1880 PINE		\$10,000	\$10,000	\$130,000	\$10,000				
1-27	350 ELLIS		\$80,000	\$130,000	\$0	\$130,000				
1-28	666 ELLIS		\$280,000	\$0	\$0	\$0				
1-29	345 ARGUELLO		\$0	\$0	\$0	\$0				
1-30A	452 DUBOCE		\$50,000	\$0	\$60,000	\$0				
1-30B	75-77 COLERIDGE		\$40,000	\$0	\$0	\$0				
1-30C	101-103 LUNDY'S LN		\$120,000	\$0	\$0	\$0				
1-31	25 SANCHEZ		\$20,000	\$190,000	\$0	\$190,000				
1-32	1760 BUSH		\$0	\$1,060,000	\$0	\$1,060,000				
1-33	275 THRIFT		\$10,000	\$0	\$0	\$0				
1-34	4101 NORIEGA		\$10,000	\$110,000	\$0	\$110,000				
1-34	200 RANDOLPH		\$50,000	\$20,000	\$0	\$20,000				
1-34	363 NOE		\$63,960	\$10,000	\$88,572	\$10,000				
1-35	2606-68 GREAT HWY	\$0	\$0	\$100,000	\$0					
1-35	2698 CALIFORNIA	\$140,000	\$180,000	\$0	\$180,000					
1-36	227 BAY	\$0	\$168,572	\$0	\$168,572					
1-37	491 31st AVE	\$20,000	\$20,000	\$0	\$20,000					
1-39A	939 EDDY STREET	\$90,000	\$20,000	\$0	\$20,000					
1-39B	951 EDDY STREET	\$0	\$0	\$0	\$0					
1-41	430 TURK STREET	\$90,000	\$290,000	\$0	\$290,000					
1-42	SAN JULE APTS	\$10,000	\$0	\$0	\$0					
1-43	ROBERT PITTS APTS	\$160,000	\$470,000	\$0	\$470,000					
Signature of Executive Director Gregg Fortner, Executive Director		Date:		Signature of Public Housing Director/Office of Native Americans Program Administrator X		Date:				

Five-Year Action
Part: 1 Summary
Capital Fund Program (CFP) 2002 - 2006

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 07/31/98)

HA Name:	SAN FRANCISCO HOUSING AUTHORITY					Locality (City/County & State) SAN FRANCISCO CITY AND COUNTY, CALIFORNIA	<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No.
CAL No.	Development Name	Work Statement for Year 1 FFY 2003	Work Statement for Year 2 FFY 2004	Work Statement for Year 3 FFY 2005	Work Statement for Year 4 FFY 2006	Work Statement for Year 5 FFY 2007		
A.	HA-Wide HQS		\$193,585	\$530,000	\$600,000	\$530,000		
B.	Physical Improvements Subtotal		\$6,628,572	\$6,628,572	\$6,628,572	\$6,628,572		
C.	Management Improvement		\$3,149,643	\$3,149,643	\$3,149,643	\$3,149,643		
E.	Administration		\$1,570,000	\$1,570,000	\$1,570,000	\$1,570,000		
F.	Fees and Costs		\$1,260,000	\$1,260,000	\$1,260,000	\$1,260,000		
G.	Operations		\$3,140,000	\$3,140,000	\$3,140,000	\$3,140,000		
			DRAFT					
	Total CGP Funds		\$15,748,215	\$15,748,215	\$15,748,215	\$15,748,215		
	Total Non-CGP Funds							
	Grand Total		\$15,748,215	\$15,748,215	\$15,748,215	\$15,748,215		
Signature of Executive Director Gregg Forthner, Executive Director		Date:		Signature of Public Housing Director/Office of Native Americans Program Administrator		Date:		
				X				

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY 2003	Work Statement for Year 2 2004		Work Statement for Year 3 2005		Estimated Costs	Quantity	Estimated Costs
	Development Number/Name/General Description of Major Work Category	Quantity	Development Number/Name/General Description of Major Work Category	Quantity			
See Annual Statement	CAL 1-1, Holly Courts Exterior security lighting Security fencing Rehab. play equipment Paving repairs/sitework Boilers, waterlines and valves replacement (phase 2 of 2)	100% 100% 100% 100% 100%	CAL 1-1, Holly Courts Boilers repair/replacement	100%	\$80,000 \$30,000 \$50,000 \$50,000 \$250,000		\$150,000
	CAL 1-2, Potrero Terrace Exterior security lighting Security fencing Rehab. play equipment	100% 100% 100%	CAL 1-2, Potrero Terrace Boilers repair/replacement	100%	\$10,000 \$50,000 \$40,000		\$150,000
	CAL 1-3, Sunnydale Exterior security lighting Security fencing Rehab. play equipment Roof drainage repairs Openable window grilles Paving repairs/sitework Plumbing repairs Electrical repairs Wheelchair lift for Admin. Bldg.	100% 100% 100% 100% 100% 100% 100% 100% 100%	CAL 1-3, Sunnydale Plumbing repairs Electrical repairs	100% 100%	\$40,000 \$50,000 \$190,000 \$10,000 \$10,000 \$150,000 \$100,000 \$100,000 \$41,837		\$150,000 \$150,000
	CAL 1-8, Westside Courts Rehab. play equipment Paving repairs/sitework Exterior security lighting ADA/504 improvements Water main and sewer improvements (Phase 3 of 3)	100% 100% 100% 100%	CAL 1-8, Westside Courts		\$80,000 \$50,000 \$30,000 \$50,000 \$350,000		
	CAL 1-9, Westbrook Exterior security lighting Security fencing	100% 100%	CAL 1-9, Westbrook Plumbing repairs Electrical repairs	100% 100%	\$70,000 \$60,000		\$80,000 \$80,000
	CAL 1-10, Potrero Annex Childcare security fencing Roof drainage repairs Openable window grilles	100% 100% 100%	CAL 1-10, Potrero Annex Plumbing repairs Electrical repairs	100% 100%	\$20,000 \$20,000 \$20,000		\$75,000 \$75,000
	Signature of Executive Director Gregg Fortner, Executive Director	Date	Signature of Public Housing Director/Office of Native Americans Program Administrator	Date			

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Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1 FFY 2003	Work Statement for Year 2 2004		Work Statement for Year 3 2005		Estimated Costs	Quantity	Estimated Costs
	Development Number/Name/General Description of Major Work Category	Quantity	Development Number/Name/General Description of Major Work Category	Quantity			
See Annual Statement	CAL 1-15, Ping Yuen Fire alarm system Rehab. play equipment Paving repairs/sitework	100% 100% 100%	CAL 1-15, Ping Yuen Exterior security lighting Install intercom system	100% 100%	\$50,000 \$80,000 \$100,000	100% 100%	\$240,000 \$60,000
	CAL 1-16, Germany Street safety fencing Paving repairs/sitework Exterior resurfacing Operable window grilles	100% 100% 100% 100%	CAL 1-16, Germany Plumbing repairs Electrical repairs	100% 100%	\$20,000 \$90,000 \$40,000 \$70,000	100% 100%	\$50,000 \$50,000
	CAL 1-17A, Hunters' Point Exterior security lighting Fire escapes Roof drainage repairs Decks and railings repair Slide repairs: Erosion satbilization	100% 100% 100% 100% 100%	CAL 1-17A, Hunters' Point Plumbing repairs Electrical repairs	100% 100%	\$140,000 \$10,000 \$10,000 \$20,000 \$185,190	100% 100%	\$75,000 \$75,000
	CAL 1-18(1), JFK Towers		CAL 1-18(1), JFK Towers Window replacement Intercom system	100% 100%			\$340,000 \$20,000
	CAL 1-18(3) Hunters' View Exterior security lighting Rehab. play equipment Security fencing Paving repairs/sitework Roof drainage repairs	100% 100% 100% 100% 100%	CAL 1-18(3) Hunters' View		\$30,000 \$30,000 \$50,000 \$50,000 \$30,000		
	CAL 1-18(4) Alice Griffith Rehab. play equipment Paving repairs/sitework Security fencing Exterior security lighting Operable window grilles ADA/504 Playground Accessibility	100% 100% 100% 100% 100%	CAL 1-18(4) Alice Griffith Plumbing repairs Electrical repairs	100% 100%	\$280,000 \$50,000 \$50,000 \$160,000 \$50,000 \$104,000	100% 100%	\$50,000 \$50,000
	Signature of Executive Director Gregg Farmer, Executive Director	Date:	Signature of Public Housing Director/Office of Native Americans Program Administrator X		Date:		
			DRAFT				

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY 2003	Work Statement for Year 2 2004		Work Statement for Year 3 2005		Estimated Costs	
	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category		Quantity
See Annual Statement	CAL 1-18(5) Rosa Parks Paving repairs/stewwork Intercom system	100% 100%	\$80,000 \$20,000	CAL 1-18(5) Rosa Parks Elevators repair	100%	\$600,000
	CAL 1-18 (6), Ping Yuen North Elevators repair ADA/504 improvements	100% 100%	\$520,000 \$60,000	CAL 1-18 (6), Ping Yuen North		
	CAL 1-18 (7), Hayes Valley, Velasco Fire alarm system Exterior security lighting Decks and railings repair	100% 100% 100%	\$30,000 \$10,000 \$10,000	CAL 1-18 (7), Hayes Valley, Velasco Boiler repair/replacement	100%	\$50,000
	CAL 1-18 (10), Woodside Gardens Paving repairs/stewwork Fire alarm system	100% 100%	\$80,000 \$170,000	CAL 1-18 (10), Woodside Gardens Intercom system	100%	\$30,000
	CAL 1-18 (13), Mission Dolores Intercom system	100%	\$20,000	CAL 1-18 (13), Mission Dolores		
	CAL 1-19 (1), 990 Pacific Ave. Roofing repairs	100%	\$10,000	CAL 1-19 (1), 990 Pacific Ave. Intercom system	100%	\$30,000
	CAL 1-19 (2), 1750 McAllister St. Exterior security lighting Elevators repair	100% 100%	\$10,000 \$400,000	CAL 1-19 (2), 1750 McAllister St. Intercom system Emergency Generator	100% 100%	\$20,000 \$200,000
	CAL 1-20, 3850 18th St.			CAL 1-20, 3850 18th St. Intercom system Emergency Generator	100% 100%	\$30,000 \$140,000
	CAL 1-21, 320/330 Clementina St. Paving repairs/stewwork Intercom system	100% 100%	\$30,000 \$40,000	CAL 1-21, 320/330 Clementina Elevators repair	100%	\$530,000
	Signature of Executive Director Gregg Fortner, Executive Director			Signature of Public Housing Director/Office of Native Americans Program Administrator		

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Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY 2003	Work Statement for Year 2 2004		Work Statement for Year 3 2005		Estimated Costs	Quantity	Estimated Costs	Quantity	Estimated Costs
	Development Number/Name/General Description of Major Work Category		Development Number/Name/General Description of Major Work Category						
See Annual Statement	CAL 1-23, 1880 Pine St. Paving repairs/sitework		CAL 1-23, 1880 Pine St. Paving repairs/sitework		\$10,000	100%		100%	\$10,000
	CAL 1-27, 350 Ellis St. Exterior security lighting Ventilation system		CAL 1-27, 350 Ellis St. Elevators repair		\$10,000 \$70,000	100% 100%		100%	\$130,000
	CAL 1-28, 666 Ellis St. Ventilation system Window Replacement		CAL 1-28, 666 Ellis St.		\$30,000 \$250,000	100% 100%			
	CAL 1-29, 345 Arquello St.		CAL 1-29, 345 Arquello St.						
	CAL 1-30A, 462 Duboce St. Interior stairs renovation		CAL 1-30A, 462 Duboce St.		\$50,000	100%			
	CAL 1-30B, 75-77 Coleridge St. Structural repairs Garage doors repair Exterior siding repairs Interior stairs repairs		CAL 1-30B, 75-77 Coleridge St.		\$10,000 \$10,000 \$10,000 \$10,000	100% 100% 100% 100%			
	CAL 1-30C, 101-03 Lundys Lane Exterior siding repairs Roof drainage repairs Retaining wall Deck and railing repairs Interior stairs repairs Plumbing repairs		CAL 1-30C, 101-03 Lundys Lane		\$30,000 \$10,000 \$10,000 \$10,000 \$50,000 \$10,000	100% 100% 100% 100% 100%			
	CAL 1-31, 25 Sanchez St. Roof repair		CAL 1-31, 25 Sanchez St. Elevators repair		\$20,000	100%		100%	\$190,000
	CAL 1-32, 1760 Bush St.		CAL 1-32, 1760 Bush St. Elevators repair Upgrade ventilation system					100% 100%	\$660,000 \$400,000
Signature of Executive Director Gregg Fortner, Executive Director	Signature of Public Housing Director/Office of Native Americans Program Administrator		Signature of Public Housing Director/Office of Native Americans Program Administrator		Date:		Date:		Date:
X	X		X						

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Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY 2003	Work Statement for Year 2 2004		Work Statement for Year 3 2005		Estimated Costs
	Development Number/Name/General Description of Major Work Category	Quantity	Development Number/Name/General Description of Major Work Category	Quantity	
	CAL 1-33, 275 Thrift Exterior fencing	100%	CAL 1-33, 275 Thrift		
	CAL 1-34, 4101 Noriega Street Roof drainage repairs	100%	CAL 1-34, 4101 Noriega Street Interior system Exterior resurface	100% 100%	\$20,000 \$90,000
	CAL 1-34, 363 Noe St. Waterproofing	100%	CAL 1-34, 363 Noe St. Window repairs	100%	\$10,000
	CAL 1-34, 200 Randolph Street Exterior fencing Roof repair Exterior stairs Exterior lighting	100% 100% 100% 100%	CAL 1-34, 200 Randolph Street Interior system	100%	\$20,000
	CAL 1-34, Great Highway		1-34, Great Highway		
See Annual Statement	CAL 1-35, 2698 California Street Emergency generator	100%	CAL 1-35, 2698 California Street Ventilation system	100	\$180,000
	CAL 1-36, 227 Bay Street		CAL 1-36, 227 Bay Street Interior system Elevators repair	100% 100%	\$20,000 \$148,572
	CAL 1-37, 491, 31st Ave. Exterior fencing	100%	CAL 1-37, 491, 31st Ave. Interior system	100%	\$20,000
	CAL 1-39A, 939 Eddy St. Exterior walls repair Roof repair	100% 100%	CAL 1-39A, 939 Eddy St. Interior system	100%	\$20,000
	CAL 1-39B, 951 Eddy St.		CAL 1-39B, 951 Eddy St.		
Signature of Executive Director Gregg Forner, Executive Director		Date:	Signature of Public Housing Director/Office of Native Americans Program Administrator		Date:
X			X		

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

Work Statement for Year 1 FFY 2003	Work Statement for Year 2 2004		Work Statement for Year 3 2005		Estimated Costs
	Development Number/Name/General Description of Major Work Category	Quantity	Development Number/Name/General Description of Major Work Category	Quantity	
See Annual Statement	CAL 1-41, 430 Turk St. Elevator repair	100%	CAL 1-41, 430 Turk St. Intercom system Fire alarm system	100% 100	\$20,000 \$270,000
	CAL 1-42, San Jule Apts. Exterior lighting	100%	CAL 1-42, San Jule Apts.		
	CAL 1-43, Robert B. Pitts Exterior lighting	100%	CAL 1-43, Robert B. Pitts Fire alarm system	100	\$470,000
	Paving repairs/sidewalk	100%			
	Exterior resurfacing	100%			
	Play equipment repair	100%			
	PHA-Wide ADA Emergency Exit Signage (Phase 1 of 3) 504/ADA improvements		PHA-Wide ADA Emergency Exit Signage (Phase 2 of 3) 504/ADA improvements		\$100,000 \$430,000
	Fees and Costs	100%	Fees and Costs	100%	\$1,260,000
	Administration of CGP (10%)	100%	Administration of CGP (10%)	100%	\$1,570,000
	Operating Subsidy	100%	Operating Subsidy	100%	\$3,140,000
Subtotal of Estimated Cost:			Subtotal of Estimated Cost:		\$12,598,572
Signature of Executive Director Gregg Fortner, Executive Director X		Date:	Signature of Public Housing Director/Office of Native Americans Program Administrator X		Date:

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U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Signature of Executive Director Gregg Farmer, Executive Director X	Date:
Signature of Public Housing Director/Office of Native Americans Program Administrator X	Date:

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

Work Statement for Year 4 2006		Work Statement for Year 5 2007		Work Statement for Year 6 2008	
Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
CAL 1-18(3) Hunters' View Electrical repairs	100%	\$60,000	CAL 1-18(3) Hunters' View		
CAL 1-18(4) Alice Griffith Plumbing repairs Electrical repairs	100% 100%	\$75,000 \$75,000	CAL 1-18(4) Alice Griffith Plumbing repairs Electrical repairs	100% 100%	\$75,000 \$75,000
CAL 1-18(5) Rosa Parks Ventilation system	100%	\$250,000	CAL 1-18(5) Rosa Parks		
CAL 1-18 (6). Ping Yuen North Plumbing repairs	100%	\$50,000	CAL 1-18 (6). Ping Yuen North Boiler replacement Window replacement	100% 100%	\$300,000 \$2,100,000
CAL 1-18 (10). Woodside Gardens Ventilation system	100%	\$130,000	CAL 1-18 (10). Woodside Gardens		
CAL 1-18 (13). Mission Dolores Ventilation system	100%	\$120,000	CAL 1-18 (13). Mission Dolores		
CAL 1-19 (1). 990 Pacific Ave.			CAL 1-19 (1). 990 Pacific Ave. Boiler replacement Range replacement	100% 100%	\$250,000 \$120,000
CAL 1-19 (2). 1750 McAllister St.			CAL 1-19 (2). 1750 McAllister St. Plumbing/heating improvements Ventilation system	100% 100%	\$200,000 \$120,000
CAL 1-20. 3850 18th St. Fire alarm system	100%	\$130,000	CAL 1-20. 3850 18th St.		
CAL 1-21. 320/330 Clementina St. Ventilation system	100%	\$250,000	CAL 1-21. 320/330 Clementina St.		

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Signature of Executive Director
Gregg Fournier, Executive Director

Date: _____

Signature of Public Housing Director/Office of Native Americans Program Administrator

Date: _____

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2006		Work Statement for Year 5 2007	
Development Number/Name/General Description of Major Work Category	Quantity	Development Number/Name/General Description of Major Work Category	Quantity
CAL 1-23, 1880 Pine St. Ventilation system	100%	CAL 1-23, 1880 Pine St.	
CAL 1-27, 350 Ellis St.		CAL 1-27, 350 Ellis St.	
CAL 1-28, 666 Ellis St.		CAL 1-28, 666 Ellis St.	
CAL 1-29, 345 Arguello St.		CAL 1-29, 345 Arguello St. Carpeting Ventilation system	100%
CAL 1-30A, 462 Duboce St. Ventilation system	100%	CAL 1-30A, 462 Duboce St. Boilers replacement Heating system upgrades	100%
CAL 1-30B, 75-77 Coleridge St.		CAL 1-30B, 75-77 Coleridge St.	
CAL 1-30C, 101-03 Lundys Lane		CAL 1-30C, 101-03 Lundys Lane	
CAL 1-31, 25 Sanchez St.		CAL 1-31, 25 Sanchez St. Boilers replacement Carpeting Ventilation system	100%
CAL 1-32, 1760 Bush St.		CAL 1-32, 1760 Bush St. Plumbing upgrades	100%
CAL 1-33, 275 Thrift		CAL 1-33, 275 Thrift	
CAL 1-34, 4101 Noriega Street		CAL 1-34, 4101 Noriega Street Electrical upgrades Plumbing upgrades	100%
CAL 1-34, 363 Nee St. Ventilation system	100%	CAL 1-34, 363 Nee St.	100%
Estimated Costs	\$130,000	Estimated Costs	\$10,000 \$60,000 \$80,000 \$50,000 \$250,000 \$20,000 \$120,000 \$100,000 \$80,000 \$90,000
Signature of Executive Director Gregg Fortner, Executive Director		Signature of Public Housing Director/Office of Native Americans Program Administrator	
Date		Date	

DRAFT

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2006		Work Statement for Year 5 2007	
Development Number/Name/General Description of Major Work Category	Quantity	Development Number/Name/General Description of Major Work Category	Quantity
CAL 1-34, 200 Randolph Street		CAL 1-34, 200 Randolph Street	
CAL 1-34, Great Highway Upgrade heating system Exterior resurfacing	100% 100%	1-34, Great Highway	
CAL 1-35, 2698 California Street		CAL 1-35, 2698 California Street Plumbing upgrades	100%
CAL 1-36, 227 Bay Street		CAL 1-36, 227 Bay Street Plumbing upgrades Carpeting Ventilation system	100% 100% 100%
CAL 1-37, 491 31st Ave.		CAL 1-37, 491 31st Ave. Carpeting Ventilation system	100% 100%
CAL 1-39A, 939 Eddy St.		CAL 1-39A, 939 Eddy St. Boilers replacement Carpeting Upgrade heating system	100% 100% 100%
CAL 1-39B, 951 Eddy St.			
CAL 1-41, 430 Turk St.		CAL 1-41, 430 Turk St. Boilers replacement Plumbing upgrades Ventilation system	100% 100% 100%
CAL 1-42, San Julie Apts.			
CAL 1-43, Robert B. Pitts		CAL 1-43, Robert B. Pitts	
PHA-Wide Asbestos/LBP/Toxic substances abate ADA Emergency Exit Signage (Phase 1 of 3)	100%	PHA-Wide 504/ADA improvements	
Signature of Executive Director Gregg Fortner, Executive Director	Date:	Signature of Public Housing Director/Office of Native Americans Program Administrator	Date
		X	X

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Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2006		Work Statement for Year 5 2007		Estimated Costs
Development Number/Name/General Description of Major Work Category	Quantity	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
Fees and Costs	100%	Fees and Costs	100%	\$1,260,000
Administration of CGP (10%)	100%	Administration of CGP (10%)	100%	\$1,570,000
Operating Subsidy	100%	Operating Subsidy	100%	\$3,140,000
Subtotal of Estimated Cost:		Subtotal of Estimated Cost:		\$12,598,572
Signature of Executive Director Gregg Fortner, Executive Director X		Signature of Public Housing Director/Office of Native Americans Program Administrator X		Date

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Work Statement	Work Statement for Year 2 2004	Activities		Work Statement for Year 3 2005	Activities		
	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs		Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
for Year 1 FFY 2003 See Annual Statement	1. Computer Software and equipment upgrade	100%	\$50,000		1. Computer Software and equipment upgrade	100%	\$50,000
	2. Improve Preventive Maintenance System	100%	\$150,000		2. Improve Preventive Maintenance System	100%	\$150,000
	3. Improve security	100%	\$2,500,000		3. Improve security	100%	\$2,500,000
	4. Translation & Interpretation Services	100%	\$10,000		4. Translation & Interpretation Services	100%	\$10,000
	5. HOPE VI application	100%	\$150,000		5. HOPE VI application	100%	\$150,000
	6. Legal Costs	100%	\$250,000		6. Legal Costs	100%	\$250,000
	7. Staff Training	100%	\$39,643		7. Staff Training	100%	\$39,643
		Subtotal of Estimated Cost: \$3,149,643				Subtotal of Estimated Cost: \$3,149,643	
Signature of Executive Director Gregg Fortner, Executive Director X		Date:		Signature of Public Housing Director/Office of Native Americans Program Administrator X		Date:	

Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

Work Statement for Year 1 FFY 2003		Work Statement for Year 4 2006		Work Statement for Year 5 2007	
Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
1. Computer Software and equipment upgrade	100%	\$50,000	1. Computer Software and equipment upgrade	100%	\$50,000
2. Improve Preventive Maintenance System	100%	\$150,000	2. Improve Preventive Maintenance System	100%	\$150,000
3. Improve security	100%	\$2,500,000	3. Improve security	100%	\$2,500,000
4. Translation & Interpretation Services	100%	\$10,000	4. Translation & Interpretation Services	100%	\$10,000
5. HOPE VI application	100%	\$150,000	5. HOPE VI application	100%	\$150,000
6. Legal Costs	100%	\$250,000	6. Legal Costs	100%	\$250,000
7. Staff Training	100%	\$39,643	7. Staff Training	100%	\$39,643
Subtotal of Estimated Cost: \$3,149,643			Subtotal of Estimated Cost: \$3,149,643		
Signature of Executive Director Gregg Fortner, Executive Director X		Date:	Signature of Public Housing Director/Office of Native Americans Program Administrator X		Date:



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

4. 2003 PERFORMANCE AND EVALUATION REPORT

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #5

**Part I: Summary
2000 Capital Fund Program (CFP)**

PHA/HA Name SAN FRANCISCO HOUSING AUTHORITY		2000 CAPITAL FUND Revised Annual Statement/Revision Number <u>5</u>		Comprehensive Grant Number CA39P001501-00	FFY of Grant Approval 2000
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Performance & Evaluation Report as of 3/31/03	
Summary by Development Account		Total Estimated Cost			
Line No.		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operating Subsidy	\$3,538,731	\$3,538,731	\$3,538,731	\$3,538,731
3	1408 Management Improvement	\$3,163,870	\$3,163,870	\$3,163,870	\$3,143,782
4	1410 Administration	\$2,069,365	\$2,069,365	\$2,069,365	\$2,069,365
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,365,662	\$1,327,851	\$1,327,851	\$812,325
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$613,490	\$464,342	\$464,342	459,439
11	1465.1 Dwelling Equipment - Nonexpendable	\$5,914,528	\$6,135,443	\$6,135,443	3,717,619
12	1470 Nondwelling Structures	\$828,535	\$72,972	\$72,972	804,034
13	1475 Nondwelling Equipment	\$110,500	\$92,544	\$92,544	79,219
14	1495.1 Relocation Cost	\$16,000	\$0	\$0	0
15	1490 Replacement Reserve				
16	1498 Mod Used for Development				
17	1502 Contingency (may not exceed 8% of line 18)	\$0	\$0	0	0
18	Amount of Annual Grant (Sum of lines 2-17)	\$17,693,653	\$17,693,653	\$17,693,653	\$14,697,486
19	Amount of line 18 Related to LBP Activities	\$115,010	\$109,573	\$109,573	\$98,348
20	Amount of line 18 Related to Section 504 Compliance	\$582,528	\$504,536	\$504,536	\$118,624
21	Amount of line 18 Related to Security	\$2,341,785	\$2,300,049	\$2,300,049	\$2,194,666
22	Amount of line 18 Related to Energy Conservation Measures	\$580,145	\$566,783	\$566,783	\$482,222
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement		(2) To be Completed for the Performance and Evaluation Report			
Signature of Executive Director and Date X Gregg Fortner, Executive Director		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
		1. To be completed for the Performance and evaluation report or a Revised Annual Statement 2. To be completed for the Performance and Evaluation Report			

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #5

Part II: Supporting Pages
2000 Capital Fund Program (CFP)

CDBG Approved No. 3771-01-01 (Rev. 11/04)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated (2)	Funds Expended(2)	Status of Proposed Work
				Revision (4)	Revision (5)			
1-1, Holly Courts	1. 504/ADA upgrades for four units, ramps, accessibility to common spaces	1460	100%	\$157,833	\$109,841	\$109,841	19,708	Work in process
	2. 10 Boilers replacement (Phase 1 of 2)	1460	50%	\$4,200	\$4,200	\$4,200	4,099	Reprogrammed
	3. Asbestos Abatement	1460	100%	\$63,093	\$64,448	\$64,448	64,423	Work completed
	4. Lead Abatement	1460	100%	\$0	\$2,400	\$2,400	-	Work in process
	5. Window Grills/Door Gates	1460	100%	\$0	\$0	\$0	-	Work in process
1-2, Polero Terrace	1. 504/ADA Compliance, Ramps	1460	100%	\$57,162	\$57,162	\$57,162	-	Work in progress
	2. 504/ADA Compl. Community Bldg.	1460	100%	\$171,905	\$171,905	\$171,905	18,513	Work in progress
	3. Roofing/Waterproofing	1460	100%	\$342,167	\$112,327	\$112,327	112,327	Work completed
	4. Window Grills/Door Gates	1460	100%	\$0	\$4,830	\$4,830	-	Work in progress
1-3, Sunnydale	1. Wheelchair lift for Administration Building	1460	100%	\$0	\$0	\$0	-	Work reprogrammed
	2. Rehab Building E22	1460	100%	\$1,145,243	\$1,145,243	\$1,145,243	1,145,243	Work completed
	3. Childcare Center	1470	100%	\$276,247	\$276,247	\$276,247	276,247	Work completed
	4. Business Development Center	1460	100%	\$552,288	\$552,288	\$552,288	527,767	Work in progress
	5. Smoke Detectors	1460	100%	\$0	\$0	\$0	-	Work reprogrammed
	6. 504/ADA	1460	100%	\$48,881	\$48,881	\$48,881	8,737	Work in progress
	7. Rehabilitate fire damaged units	1460	100%	\$151	\$151	\$151	151	Work completed
	8. Abate Lead	1460	100%	\$0	\$8,225	\$8,225	-	Work in progress
1-4, Valencia Gardens	1. 504/ADA compliance, Gates	1450	100%	\$14,750	\$8,000	\$8,000	3,097	Work in progress
1-8, Westside Courts	1. Wheelchair lift for Administration Building (504)	1460	100%	\$23,338	\$23,338	\$23,338	19,712	Work in progress
	2. Water main and sewer improvements	1450	100%	\$0	\$0	\$0	-	Work reprogrammed
1-9, Westbrook	1. Decks repair /replacement	1460	100%	\$0	\$0	\$0	-	Work reprogrammed
	2. 504/ADA	1460	100%	\$7,000	\$7,000	\$7,000	7,000	Work completed
1-10, Polero Annex	1. Interior units upgrade	1460	100%	\$298,631	\$284,750	\$284,750	250,200	Work in progress
	2. High voltage upgrades	1450	100%	\$0	\$0	\$0	-	Work reprogrammed
	3. Sidewalk & Street concrete repairs	1450	100%	\$40,000	\$0	\$0	-	Work reprogrammed
	4. 504/ADA	1460	100%	\$11,250	\$11,250	\$11,250	11,250	Work in progress
1-15 Ping Yuen	1. 504 /ADA	1460	100%	\$13,077	\$13,077	\$13,077	97	Work in progress

(3) To be completed for the Performance and Evaluation Report

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American

Programs Administrator and Date

Gregg Fortner, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Part II: Supporting Pages
2000 Capital Fund Program (CFP)

OMB Approved No. 2577-0187 (Rev. 03/19/04)

Development Account Number/Name Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Funds Obligated (2)	Funds Expended(2)	Status of Proposed Work
				Revision (4)	Revision (5)				
1-21, 320/330 Clementina	1. New Intercom System	1460	100%	\$23,445	\$23,445		\$23,445	-	Work in progress
	2. Replace Fire Alarm System	1460	100%	\$121,619	\$0		\$0	-	Work reprogrammed
	3. 504/ADA	1460	100%	\$3,996	\$3,996		\$3,996	3,996	Work completed
	4. HQS Compliance	1460	100%	\$299	\$299		\$299	299	Work completed
1-23, 1880 Pine St.	5. Asbestos	1460	100%	\$0	\$9,900		\$9,900	-	Work in progress
	1. New Intercom System	1460	100%	\$15,564	\$15,564		\$15,564	-	Work in progress
	2. 504/ADA	1460	100%	\$48	\$48		\$48	48	Work completed
	1. 504/ADA	1460	100%	\$142	\$142		\$142	142	Work completed
1-27 350 Ellis St.									
	1. New Intercom System	1460	100%	\$15,564	\$0		\$0	-	Work reprogrammed
1-28 666 Ellis Street									
	1. Install Emergency Generator	1460	100%	\$149,783	\$0		\$0	-	Work reprogrammed
	2. 504/ADA	1460	100%	\$3,459	\$3,459		\$3,459	3,459	Work completed
	3. New Intercom System	1460	100%	\$6,000	\$0		\$0	-	Work reprogrammed
1-30A, 462 Duboce	1. Install Emergency Generator	1460	100%	\$147,058	\$0		\$0	-	Work reprogrammed
	2. New Intercom System	1460	100%	\$19,459	\$14,280		\$14,280	-	Work in progress
	3. Replace Fire Alarm System	1460	100%	\$23,557	\$0		\$0	-	Work reprogrammed
	4. 504/ADA	1460	100%	\$458	\$458		\$458	458	Work completed
1-31, 25 Sanchez St.	1. Install Emergency Generator	1460	100%	\$0	\$0		\$0	-	Work reprogrammed
	2. 504/ADA	1460	100%	\$1,761	\$1,761		\$1,761	1,761	Work completed
1-32, 1760 Bush St.	1. Install Emergency Generator	1460	100%	\$170,895	\$136,000		\$136,000	-	Work in progress
	2. New Intercom System	1460	100%	\$15,564	\$15,564		\$15,564	-	Work in progress
1-33 275 Thrift St.	1. Lead Abatement	1460	100%	\$2,476	\$2,476		\$2,476	2,476	Work in progress
1-34, 363 Noe St.	1. New Intercom System	1460	100%	\$8,875	\$8,875		\$8,875	8,078	Work in progress
1-34B, 4101 Noriega St.	1. Lead Abatement	1460	100%	\$10,541	\$10,541		\$10,541	10,541	Work in progress
1-34C, 200 Randolph	1. Lead Abatement	1460	100%	\$11,712	\$11,712		\$11,712	10,463	Work in progress
1-35, 2698 California	1. Install Emergency Generator	1460	100%	\$139,724	\$0		\$0	-	Work reprogrammed
	2. New Intercom System	1460	100%	\$0	\$0		\$0	-	Work reprogrammed
	3. 504/ADA	1460	100%	\$291	\$291		\$291	291	Work completed
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement									
Signature of Executive Director and Date			(2) To be Completed for the Performance and Evaluation Report						
Gragg Fortner, Executive Director			Signature of Public Housing Director/Office of Native American Programs Administrator and Date						

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Part II: Supporting Pages
2000 Capital Fund Program (CFP)

CMB Approved No. 2774-0127 (Rev. 7/1/96)

Development Number/Name Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work
				Revision (4)	Revision (5)				
1-36, 227 Bay St.	1. Install Emergency Generator 2. New Intercom System	1460	100%	\$127,611	\$0		\$0	-	Work reprogrammed
		1460	100%	\$0	\$0		\$0	-	Transfer to fund Anguilla Intercom
1-37, 491 31st Ave.	1. New Intercom System	1460	100%	\$378	\$0		\$0	-	Work reprogrammed
1-39A, 939 Eddy Street	1. 504 /ADA 2. Fire Damaged Units	1460	100%	\$858	\$858		\$858	858	Work completed
		1460	100%	\$2,062	\$2,062		\$2,062	2,062	Work completed
1-39 B, 951 Eddy Street	1. Rehabilitate fire damaged building	1460	100%	\$1,037,315	\$1,037,315		\$1,037,315	1,037,315	Work complete
1-41, 430 Turk St.	1. New Intercom System	1460	100%	\$16,664	\$16,664		\$16,664	-	In progress
1-42 San Jules Apts.	1. Lead Abatement	1460	100%	\$4,275	\$0		\$0	-	Work in progress
1-43 Robert Pitts Apts.	1. 504 /ADA	1460	100%	\$26	\$26		\$26	26	Work completed
Sub Total				\$6,824,747	\$6,848,318		\$6,848,318	4,507,841	
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement									
Signature of Executive Director and Date									
Signature of Public Housing Director/Office of Native American Programs Administrator and Date									
Gregg Fortner, Executive Director									

For more information call 1-800-558-3377 (01705495)
and Harcourt's 744.5.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Status of Proposed Work
				Revision (4)	Revision (5)	
				Funds Obligated (2)	Funds Expended(2)	
PHA Wide	LBP Testing	1430	As Req.	\$85,000	\$85,000	In progress
	Asbestos Testing	1430	As Req.	\$70,000	\$94,000	In progress
	Hazard Testing	1430	As Req.	\$10,000	\$3,946	In progress
	Site improvements, Landscaping	1450	As Req.	\$456,342	\$456,342	Completed 6/30/01
	LBP abatement	1460	As Req.	\$22,913	\$10,621	In progress
	Asbestos Abatement	1460	As Req.	\$32,700	\$11,604	In progress
	Mold and Mildew Remediation	1460	As Req.	\$19,604	\$1,188	Work completed
	Bloodborn Pathogens Decontamination	1460	As Req.	\$0	\$0	Work reprogrammed
	504/ADA Compliance, Reasonable accomm.	1460	As Req.	\$247	\$247	Work completed
	Fire Unit repair ADA Emergency Exit signage(Phase 1 of 3)	1460 1460	As Req. 33%	\$0 \$0	\$0 \$0	Work reprogrammed Work reprogrammed
	New Appliances	1465	As Req.	\$72,972	\$72,972	Work completed.
PHA WIDE SubTotal				\$769,778	\$735,920	708,893
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement						
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date		
Gregg Fortner, Executive Director						

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #5

Part II: Supporting Pages
2000 Capital Fund Program (CFP)

OMB Approval No. 2074-0047 (Exp. 10/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Quantity	Funds			Status of Proposed Work
			Revision (4)	Revision (5)		Obligated (2)	Expended(2)	Work completed	
Administration	Administration of CFP	1410	\$2,069,365	\$2,069,365	100%	\$2,069,365	2,069,365	Work completed	
	(@ 10% of Total Grant)								
Fees & Costs	In-house/consultant design (@ 7% of Total Grant)	1430	\$1,200,662	\$1,144,905	100%	\$1,144,905	649,656	In progress	
Operating Subsidy	(@20% of total grant)	1406	\$3,538,731	\$3,538,731	100%	\$3,538,731	3,538,731	Completed 6/30/01	
Relocation Costs	Residents relocation	1495	\$16,000	\$0	100%	\$0	-	Work reprogrammed	
Nondwelling Equipment/ Structure	1. Electric reach forklift, 18ft.	1475	\$0	\$0	100%	\$0	-	Transfer to Warehouse Equipment	
	2. Electric pallet jack	1475	\$0	\$0	100%	\$0	-	Transfer to Warehouse Equipment	
	3. Warehouse Equipments	1475	\$25,500	\$25,500	100%	\$25,500	13,636	Work in progress	
	4. Computer Hardware	1475	\$75,000	\$57,044	100%	\$57,044	57,044	Work completed	
	5. Furniture and Equipment	1475	\$10,000	\$10,000	100%	\$10,000	8,339	In progress	
	Sub-total		\$6,935,258	\$6,845,545		\$6,845,545	6,336,970		
	2000 CFP Annual Total=		\$17,693,653	\$17,693,653		\$17,693,653	14,697,466		
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement			(2) To be Completed for the Performance and Evaluation Report						
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date						
Gregg Fortner, Executive Director									

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-1 Holly Courts 1. 504/ADA upgrades to four units, ramps, accessibility to common spaces. 2. 10 Boilers replacement (Phase 1 of 2) 3. Asbestos Abatement 4. Lead Abatement 5. Window Grills/Door Gates	3/31/2003 3/31/2003 3/31/2003		3/31/2003 3/31/2002 3/31/2002 3/31/2003	3/31/2005 6/30/2002 3/31/2005	12/31/03	6/30/2002	Work in progress Work reprogrammed Work completed Work in progress Work in progress
1-2, Potrero Terrace 1. 504/ADA Compliance. Ramps 2. 504/ADA Compl. Community Bldg. 3. Waterproofing/ Roofing 4. Window Grills/Door Gates	3/31/2003 3/31/2003		3/31/2003 3/31/2003 12/31/2001 3/31/2003	3/31/2005 3/31/2005	12/31/2003	12/31/2001	Work in progress Work in progress Work completed Work in progress
1-3 Sunnydale 1. Wheelchair lift for Administration Building 2. Rehab Building E22 3. Childcare Center 4. Business Development Center 5. Smoke Detectors	3/31/2002 3/31/2002	12/31/2002	3/31/2002 3/31/2002 3/31/2003	3/31/2002 3/31/2002	9/30/2003	3/31/2002 3/31/2002	Work reprogrammed Work completed Work completed Work in progress Work reprogrammed
6. 504/ADA 7. Rehabilitate Fire damaged building 8. Abate Lead	3/31/2002 3/31/2002		3/31/2002 3/31/2002 3/31/2003	3/31/2002 3/31/2002	9/30/2003 12/31/2003	3/31/2002	Work in progress Work completed Work in progress
1-14, Valencia Gardens 1. 540/ADA compliance. Gates	3/31/2003		3/31/2003	3/31/2005	12/31/2003		Work in progress
1-8 Westside Courts 1. Wheelchair lift for Administration Building 2. Water main and sewer improvements	3/31/2003		3/31/2003	3/31/2005			Work in progress Work reprogrammed
1-9 Westbrook 1. Decks repair /replacement 2. 504/ADA		9/30/2002	9/30/2002		9/30/2002	9/30/2002	Work completed
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date							(2) To be Completed for the Performance and Evaluation Report. Signature of Public Housing Director/Office of Native American Programs Administrator and Date
X Gregg Fortner, Executive Director							

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-10 Potrero Annex 1. Interior units upgrade - Canopies repair 2. High voltage upgrades 3. Sidewalk & street concrete repairs 4. 504/ADA	3/31/2003 3/31/2003	3/31/2003	3/31/2003 3/31/2003 3/31/2003	3/31/2005 3/31/2005	3/31/2005		Work in progress Reprogrammed Reprogrammed Work in progress
1-15, Ping Yuen 1. 504/ADA Compliance.	3/31/2003		3/31/2003	3/31/2005			Work in progress
1-16 Alemany 1. 504/ADA Compliance, Ramps 2. Sidewalks and street concrete repair 3. 504/ADA 4. Abate Lead	3/31/2003 3/31/2003		3/31/2003 3/31/2003 9/30/2002 3/31/2003	3/31/2005 3/31/2005	9/30/2002 3/31/2005	9/30/2002	Reprogrammed Reprogrammed Work completed Work in progress
1-17A, Hunter's Point 1. Sidewalk & street concrete repairs 2. 504/ADA	3/31/2003	9/30/2002	3/31/2003 9/30/2002	3/31/2005	9/30/2002	9/30/2002	Reprogrammed Work completed
1-18(1), JFK Towers 1. Replace fire alarm system 2. Boilers Replacement	3/31/2003 3/31/2003		3/31/2003 3/31/2003	3/31/2005 3/31/2005			Reprogrammed Work in progress
1-18 (3), Hunter's View 1. 504/ADA Compliance. 2. Fire Damaged Units	3/31/2003	9/30/2002	3/31/2003 9/30/2002	3/31/2005	9/30/2002	9/30/2002	Work in progress Work completed
1-18(4), Alice Griffith 1. Playground accessibility compliance 2. Sidewalk & street concrete repairs 3. Fire damaged units 4. 504/ADA Compliance. 5. Roofing/Waterproofing	3/31/2003 3/31/2003 3/31/2003 3/31/2003		3/31/2003 3/31/2003 6/30/2002 3/31/2003	3/31/2005 3/31/2003 3/31/2005 3/31/2005			Reprogrammed Reprogrammed Work completed Work completed Work in progress
1-18(5) Rosa Parks 1. Waterproofing	3/31/2003	9/30/2002	9/30/2002	3/31/2005	3/31/2003	12/31/2002	Work in completed
1-18(10) Woodside Gardens 1. 504/ADA		9/30/2002	9/30/2002		9/30/2002	9/30/2002	Work completed
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date							(2) To be Completed for the Performance and Evaluation Report. Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X Gregg Fortner, Executive Director

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-18(13), Mission Dolores 1. Replace fire alarm system 2. New Intercom System	3/31/2003	9/30/2002	3/31/2003 9/30/2002	3/31/2005	6/30/2003		Reprogrammed Work in progress
1-19 (2), 1750 Mc Allister St. 1. Fire Alarm System 2. New Intercom System		3/31/2003 3/31/2003	3/31/2003				Reprogrammed Reprogrammed
1-20, 3850 18th St. 1. Install Emergency Generator 2. Boilers Replacement 3. 504/ADA Compliance. 4. New Intercom System 5. HQS Compliance	3/31/2003 3/31/2003 3/31/2003	3/31/2003	3/31/2003 3/31/2003 3/31/2003	3/31/2005 3/31/2005 3/31/2005	9/30/2003	9/30/2002	Reprogrammed Work in progress Work in progress Work completed
1-21, 320/330 Clementina 1. New Intercom System 2. Replace Fire Alarm System 3. 504/ADA Compliance. 4. HQS Compliance. 5. Abate Asbestos	3/31/2003 3/31/2003 3/31/2003 3/31/2003	9/30/2002 9/30/2002	3/31/2003 3/31/2003 9/30/2002 3/31/2003	3/31/2005 3/31/2005 3/31/2005	9/30/2002 9/30/2005	9/30/2002 9/30/2002	In progress Reprogrammed Work completed Work completed Work in progress
1-23, 1880 Pine St. 1. New Intercom System 2. 504/ADA Compliance.	3/31/2003	3/31/2003 9/30/2002	3/31/2003 9/30/2002	3/31/2005	9/30/2002	9/30/2002	Work in progress Work completed
1-27, 350 Ellis St. 1. 504/ADA Compliance.	3/31/2003	9/30/2002	9/30/2002	3/31/2005	9/30/2002	9/30/2002	Work completed
1-28, 666 Ellis St. 1. New Intercom System		3/31/2003	3/31/2003	3/31/2005			Reprogrammed
1-29, 345 Arguello 1. Install Emergency Generator 2. 504/ADA Compliance. 3. New Intercom System	3/31/2003 3/31/2003	9/30/2002 3/31/2003	3/31/2003 9/30/2002 3/31/2003	3/31/2005 3/31/2005 3/31/2005	9/30/2002	9/30/2002	Reprogrammed Work completed Reprogrammed
1-30A, 462 Duboce 1. Install Emergency Generator 2. New Intercom System 3. Replace Fire Alarm System 4. 504/ADA Compliance.	3/31/2003 3/31/2003 3/31/2003	9/30/2002	3/31/2003 3/31/2003 9/30/2002	3/31/2005 3/31/2005 3/31/2005	9/30/2002	9/30/2002	Reprogrammed Work in progress Reprogrammed Work completed

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Signature of Executive Director and Date

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X Gregg Fortner, Executive Director

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-31, 25 Sanchez St. 1. Install Emergency Generator 2. 504/ADA Compliance.	3/31/2003	9/30/2002	9/30/2002	3/31/2005	9/30/2002	9/30/2002	Reprogrammed Work completed
1-32, 1760 Bush St. 1. Install Emergency Generator 2. New Intercom System	3/31/2003 3/31/2003	3/31/2003 3/31/2003	3/31/2003 3/31/2003	3/31/2005 3/31/2005	3/31/2005 3/31/2005	3/31/2005 3/31/2005	Work in progress Work in progress
1-33, 275 Thrift St. 1. Lead Abatement	3/31/2003	3/31/2003	3/31/2003	3/31/2005	3/31/2005	3/31/2005	Work in progress
1-34, 363 Noe St. 1. New Intercom System	3/31/2003	9/30/2002	9/30/2002	3/31/2005	9/30/2003	9/30/2003	Work in progress
1-34B, 4101 Noriega St. 1. Lead Abatement	3/31/2003	3/31/2003	3/31/2003	3/31/2005	9/30/2003	9/30/2003	Work in progress
1-34C, 200 Randolph St. 1. Lead Abatement	3/31/2003	3/31/2003	3/31/2003	3/31/2005	9/30/2003	9/30/2003	Work in progress
1-35, 2698 California 1. Install Emergency Generator 2. New Intercom System 3. 504/ADA Compliance	3/31/2003 3/31/2003	3/31/2003 3/31/2003	3/31/2003 3/31/2003	3/31/2005 3/31/2005	9/30/2002 9/30/2002	9/30/2002 9/30/2002	Reprogrammed Reprogrammed Work completed
1-36, 227 Bay St. 1. Install Emergency Generator 2. New Intercom System	3/31/2003 3/31/2003	3/31/2003 3/31/2003	3/31/2003 3/31/2003	3/31/2005 3/31/2005	3/31/2005 3/31/2005	3/31/2005 3/31/2005	Reprogrammed Reprogrammed
1-37, 491 31st Ave. 1. New Intercom System	3/31/2003	3/31/2003	3/31/2003	3/31/2005	3/31/2005	3/31/2005	Reprogrammed
1-39A, 939 Eddy Street 1. 504/ADA Compliance 2. Fire Damaged Units	3/31/2003 3/31/2003	9/30/2002 9/30/2002	9/30/2002 9/30/2002	3/31/2005 3/31/2005	9/30/2002 9/30/2002	9/30/2002 9/30/2002	Work completed Work completed
1-39B, 951 Eddy Street 1. Rehabilitate fire damaged building	3/31/2002	3/31/2002	3/31/2002	3/31/2002	3/31/2002	3/31/2002	Work completed
1-41, 430 Turk St. 1. New Intercom System	3/31/2003	3/31/2003	3/31/2003	3/31/2005	3/31/2005	3/31/2005	Work in progress
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report							Signature of Executive Director and Date
Signature of Public Housing Director/Office of Native American Programs Administrator and Date							

X Gregg Fortner, Executive Director

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-42, San Julie Apts. 1. Lead Abatement	3/31/2003		3/31/2003	3/31/2005			Reprogrammed
1-43, R. B. Pitts 1. 504/ADA Compliance	3/31/2003	9/30/2002	9/30/2002	3/31/2005	9/30/2002	9/30/2002	Work completed

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(2) To be Completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American
Programs Administrator and Date

X Gregg Fortner, Executive Director

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

**Part III: Implementation Schedule
2000 Capital Fund Program (CFP)**

OMB Approval No. 2577-0157

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvement							
1. MIS: CCS Software upgrade	3/31/2003		3/31/2003	3/31/2005		3/31/2003	Work completed
2. Improve security	3/31/2002		3/31/2002	3/31/2002		3/31/2002	Work completed
3. Translation and Interpretation Services							Reprogrammed
4. Resident Manager Trainees	3/31/2002		3/31/2002	3/31/2002		3/31/2002	Work completed
5. Hope VI Application	3/31/2002			3/31/2005			In progress
6. Legal Costs (Asian Law Caucus)	3/31/2002		3/31/2002	3/31/2002		3/31/2002	Work completed
7. Operations Improvement	3/31/2002		3/31/2002	3/31/2002		3/31/2002	Work completed
8. Human Rights Commission	6/30/2001		6/30/2001	6/30/2001		6/30/2001	Work completed
PHA Wide							
LBP Testing	3/31/2003	3/31/2003	3/31/2003	3/31/2005	3/31/2005		In progress
Asbestos Testing	3/31/2003	3/31/2003	3/31/2003	3/31/2005			In progress
Hazard Testing	3/31/2003						In progress
Site improvements, Landscaping	6/30/2001		6/30/2001	6/30/2001		6/30/2001	Complete 6/30/01
LBP abatement	3/31/2003			3/31/2005			In progress
Asbestos Abatement	3/31/2003			3/31/2005			In progress
Mold and Mildew Remediation	3/31/2003						Completed
Bloodborn Pathogens Decontamination	3/31/2003			3/31/2005		3/31/2003	Reprogrammed
504/ADA Compliance. Reasonable accomm.	3/31/2003						Completed
Fire Unit repair	3/31/2003					3/31/2003	Completed
ADA Emergency Exit signage(Phase 1 of 3) New Appliances	3/31/2002		3/31/2002	3/31/2002		3/31/2002	Reprogrammed
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement			(2) To be Completed for the Performance and Evaluation Report.				Work completed
Signature of Executive Director and Date							
X Gregg Fortner, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

**Part III: Implementation Schedule
2000 Capital Fund Program (CFP)**

OMB Approval No. 2577-0157

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Administration	3/31/2002		3/31/2002	3/31/2002		3/31/2002	Completed
Fees and Costs In-house/consult design (@ 7% of Total Grant)	3/31/2003		3/31/2003	3/31/2005			In progress
Operating Subsidy	6/30/2001		6/30/2001	6/30/2001		6/30/2001	Complete 6/30/01
Relocation Costs		3/31/2003					Reprogrammed
Nondwelling Equipment/Structure							Reprogrammed
1. Electric reach forklift, 18ft.							Reprogrammed
2. Electric pallet jack							Work in progress
3. Warehouse Equipment	3/31/2003			3/31/2005			Completed
4. Computer hardware	3/31/2003			3/31/2005		3/31/2003	In progress
5. Furniture and Equipment	3/31/2003			3/31/2005			
(2) To be Completed for the Performance and Evaluation Report.							
Signature of Executive Director and Date							
X Gregg Farner, Executive Director							
Signature of Public Housing Director/Office of Native American Programs Administrator and Date							



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

4.2 P&ER FOR 2001 CAPITAL FUND PROGRAM

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #3

**Part I: Summary
Capital Fund Program (CFP)**

PHA/HA Name SAN FRANCISCO HOUSING AUTHORITY		2001 CAPITAL FUND		Comprehensive Grant Number CA39P00501-01		FFY of Grant Approval 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies Summary by Development Account		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 3		<input checked="" type="checkbox"/> Performance & Evaluation Report as of 03/31/03	
Line No.	Summary by Development Account	Original	Revised (2)	Obligated	Total Actual Costs (2)		
1	Total Non-CGP Funds						
2	1406 Operating Subsidy	\$2,468,286	\$2,468,286	\$2,468,286	\$2,468,286		
3	1408 Management Improvement	\$2,429,364	\$2,443,603	\$2,358,283	\$2,220,209		
4	1410 Administration	\$1,534,143	\$1,534,143	\$1,534,143	\$1,534,143		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$1,102,315	\$1,102,315	\$1,102,315	\$711,030		
8	1440 Site Acquisition						
9	1450 Site Improvement	\$141,150	\$446,150	\$19,678	\$19,678		
10	1460 Dwelling Structures	\$4,516,176	\$4,196,937	\$1,026,522	\$404,712		
11	1465.1 Dwelling Equipment - Nonexpendable	\$150,000	\$150,000	\$150,000	\$150,000		
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0		
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0		
14	1495.1 Relocation Cost	\$0	\$0	\$0	\$0		
15	1490 Replacement Reserve						
16	1498 Mod Used for Development						
17	1502 Contingency (may not exceed 8% of line 18)	\$0	\$0	0	0		
18	Amount of Annual Grant (Sum of lines 2-17)	\$12,341,434	\$12,341,434	\$8,659,227	\$7,508,057		
19	Amount of line 18 Related to LBP Activities	\$369,009	\$369,009	\$9,791	\$991		
20	Amount of line 18 Related to Section 504 Compliance	\$76,860	\$166,408	\$15,878	\$14,033		
21	Amount of line 18 Related to Security						
22	Amount of line 18 Related to Energy Conservation Measures	\$1,781,092	\$1,781,092	\$1,676,185	\$1,661,092		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date <div style="display: flex; justify-content: space-between;"> X Gregg Fortner, Executive Director </div>		(2) To be Completed for the Performance and Evaluation Report. Signature of Public Housing Director/Office of Native American Programs Administrator and Date <div style="display: flex; justify-content: space-between;"> X </div>
1- To be completed for the Performance and evaluation report or a Revised Annual Statement		2- To be completed for the Performance and Evaluation Report

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #3

Part II:
2001 Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated (2)	Funds Expended(2)	Status of Remarks
				Original	Revised			
1-1, Holly Courts	1. 10 Boilers replacement (Phase 1 of 2)	1460	30%	\$0	\$0	0	0	Work reprogrammed.
	2. Asbestos Abatement	1460	100%	\$0	\$0	0	0	Work reprogrammed.
1-2, Potrero Terrace	1. Sidewalks, stairs and handrail repairs	1450	1600 l.ft	\$47,600	\$147,600	0	0	Increase line item
	2. Hot water lines replacement	1460	100%	\$0	\$0	0	0	Work reprogrammed.
	3. Boiler replacement	1460	2 units	\$0	\$0	0	0	Work reprogrammed.
	4. Water and Boiler System	1460	100%	\$801,851	\$801,851	52,860	52,860	Work in progress. Combine the Water Lines and Boiler Replacement.
1-3, Sunnydale	1. Slide repairs. Erosion stabilization	1450	100%	\$0	\$0	0	0	Work reprogrammed.
	2. 504/ADA	1460	100%	\$10,252	\$10,252	10,252	9,082	Work in progress - Force Account pilot program
1-8 Westside Courts	1. Lead Abatement	1460	100%	\$70,400	\$72,800	0	0	Revise to increase line item

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Signature of Public Housing Director/Office of Native American
Programs Administrator and Date

Gregg Fortner, Executive Director

X

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #3

Part II:
2001 Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated (2)	Funds Expended(2)	Status of Remarks
				Original	Revised			
1-9, Westbrook	1. Sidewalks, stairs and handrail repairs	1450	1300 Lft	\$0	\$0	0	0	Work reprogrammed.
1-10, Potrero Annex	1. Sidewalks, stairs and handrail repairs	1450	1200 Lft	\$33,812	\$83,812	0	0	Increase Line Item
1-15, Ping Yuen	1. Security gate. Intercom system	1450	100%	\$228	\$228	228	228	Work completed.
2. Range Hood		1460	100%	\$338,000	\$348,452	338,000	54,088	Work in progress
3. 504 Modification		1460	100%	\$0	\$23,054	0	0	Add line item from PHA Wide 504
1-17A, Hunter's Point	1. Slide repairs. Erosion stabilization	1450	100%	\$0	\$0	0	0	Work reprogrammed
1-18(3) Hunters View	1. Sidewalk Repair	1450	100%	\$0	\$155,000	0	0	Add line item
1-18(4) Alice Griffith	1. Slide Repairs	1450	100%	\$19,450	\$19,450	19,450	19,450	
2. 504 /ADA		1460	100%	\$5,626	\$5,626	5,626	4,971	Work in progress
3. Canopies		1460	100%	\$1,477,239	\$0	0	0	Line item transferred to CFP 2000
1-18(5), Rosa Parks	1. New Intercom System	1460	100%	\$20,000	\$20,000	0	0	
1-18(6), Ping Yuen No.	1. 504 Modification	1460	100%	\$0	\$13,492	0	0	New Line Item - from PHA Wide 504
1-18(10) Woodside Gardens	1. Domestic pump replacement	1460	100%	\$0	\$0	0	0	Work reprogrammed.
1-18(13), Mission Dolores	1. Range replacement	1460	100%	\$0	\$0	0	0	Work reprogrammed.
	2. Fire Alarm Ssystem	1460	100%	\$0	\$260,000	0	0	New line item
1-19(2), 1750 McAllister	1. New Intercom System	1460	100%	\$20,000	\$20,000	15,093	0	Work in progress
	2. 504 Modification	1460	100%	\$0	\$2,080	0	0	New Line Item - from PHA Wide 504
1-20, 3850 18th St.	1. Range replacement	1465	100%	\$0	\$0	0	0	Work reprogrammed.
	2. 504 Modification	1460	100%	\$0	\$9,130	0	0	New Line Item - from PHA Wide 504

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Signature of Public Housing Director/Office of Native American
Programs Administrator and Date

Gregg Fortner, Executive Director

X

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #3

Part II:
2001 Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated (2)	Funds Expended(2)	Status of Remarks
				Original	Revised			
1-21, 320/330 Clementine	1. Concrete restoration and Waterproofing	1460	100%	\$0	\$0	0	0	0 Work reprogrammed
	2. Fire Alarm System	1460	100%	0	600,000	0	0	0 New Line Item
	3. 504 Modification	1460	100%	0	1,914	0	0	0 New Line Item - from PHA Wide 504
1-23, 1880 Pine St.	1. New Intercom System	1460	100%	\$20,000	\$20,000	0	0	0
1-27, 350 Ellis Street	1. New Intercom System	1460	100%	\$20,000	\$20,000	0	0	0
1-28, 666 Ellis St.	1. New Intercom System	1460	100%	\$20,000	\$20,000	0	0	0
	2. Window replacement	1460	100%	\$0	\$0	0	0	0 Work reprogrammed
1-29, 345 Arguello	1. New Intercom System	1460	100%	\$20,000	\$20,000	0	0	0
1-30(A) Duboce St.	1. Install emergency generator	1460	100%	\$0	\$148,000	0	0	0 New line item
1-31, 25 Sanchez St.	1. New Intercom System	1460	100%	\$20,000	\$20,000	0	0	0
1-33, 275 Thrift Street	1. Waterproofing	1460	100%	\$13,404	\$13,404	11,750	11,750	Work Completed
1-34, 363 Nae St.	1. Waterproofing	1460	100%	\$0	\$0	0	0	0 Work reprogrammed
1-39 B, 951 Eddy St.	1. New Intercom System	1460	100%	\$20,000	\$20,000	20,000	20,000	Work completed
	2. Waterproofing	1460	100%	\$250,000	\$250,000	250,000	250,000	Work completed
1-41, 430 Turk St.	1. Install emergency generator	1460	100%	\$375,021	\$375,021	312,160	0	0 Work in progress
1-42, San Jule Apts.	1. Exterior Painting	1450	100%	\$40,000	\$40,000	0	0	0
1-43, Robert B. Pitts	1. Fire Alarm system	1460	100%	\$576,940	\$576,940	0	0	0
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement								
Signature of Executive Director and Date			(2) To be Completed for the Performance and Evaluation Report					
Signature of Public Housing Director/Office of Native American Programs Administrator and Date			Signature of Native American Programs Administrator and Date					
Gregg Fortner, Executive Director			X					

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #3

Part II:
2001 Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated (2)	Funds Expended(2)	Status of Remarks
				Original	Revised			
Management Improvements	1. MIS: PHA Wide network upgrade & Software upgrade	1408	100%	\$300,000	\$300,000	228,919	225,531	Work in progress
	2. Improve Security	1408	100%	\$1,640,864	\$1,640,864	1,640,864	1,640,864	Work completed
	3. HOPE VI application	1408	100%	\$100,000	\$100,000	100,000	47,945	Work in progress
	4. Translation and Interpretation Services	1408	100%	\$0	\$0	0	0	Work reprogrammed
	5. Legal Costs (Asian Law Caucus)	1408	100%	\$388,500	\$388,500	388,500	305,869	Work in progress
	6. Computer system Upgrade	1408	100%	\$0	\$14,239	0	0	Work in progress
Management Improvement Total				\$2,429,364	\$2,443,603	\$2,358,283	\$2,220,209	
(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement Signature of Executive Director and Date				(2) To be Completed for the Performance and Evaluation Report Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
Gregg Fortner, Executive Director				X				

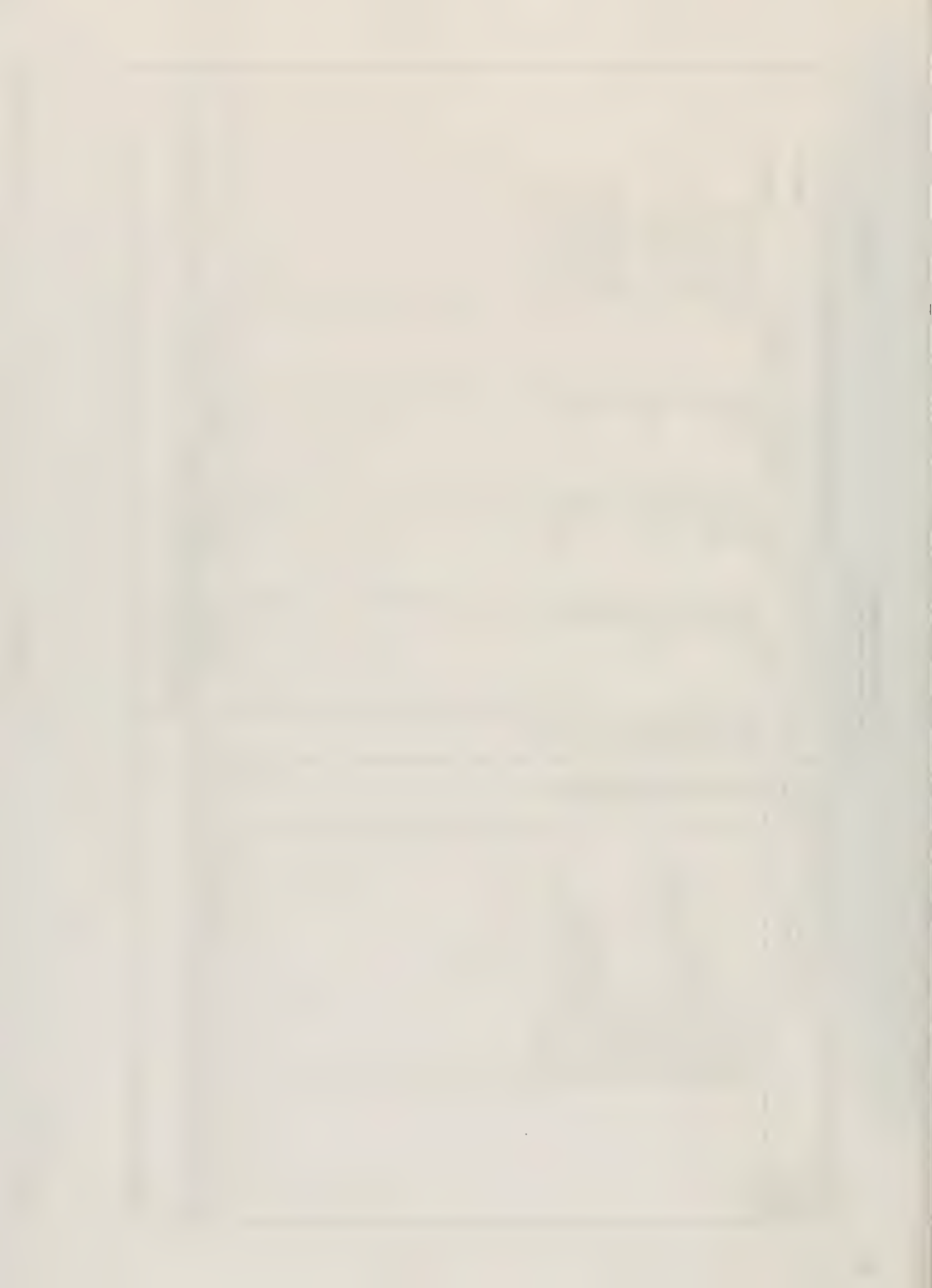
**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #3

Part II:
2001 Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (Exp. 7/31/99)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated (2)	Funds Expended(2)	Status of Remarks
				Original	Revised			
PHA Wide	LBP Testing	1430	As Req.	\$65,000	\$65,000	65,000	9,439	Work in progress
	LBP Abatement	1460	As Req.	\$298,609	\$296,209	9,791	991	Work in progress
	Asbestos Testing	1430	As Req.	\$50,000	\$50,000	50,000	5,903	Work in progress
	Asbestos Abatement	1460	As Req.	\$991	\$50,991	991	991	Work in progress
	Mold and Mildew Remediation	1460	As Req.	\$0	\$0	0	0	Work reprogrammed
	Bloodborn Pathogens Decontamination	1460	As Req.	\$0	\$0	0	0	Work reprogrammed
	504/ADA Compliance. Reasonable accomm.	1460	As Req.	\$60,982	\$860	0	0	Work in progress
	New Appliances	1465	As Req.	\$150,000	\$150,000	150,000	150,000	Work completed
	Fire Unit Repair	1460	As Req.	\$76,861	\$76,861	0	0	Work reprogrammed
	Hazard Testing	1430	As Req.	\$0	\$0	0	0	Work reprogrammed
	Sidewalk repair/replacement	1450	As Req.	\$0	\$0	0	0	Work reprogrammed
	Playgrounds repairs/replacement	1450	As Req.	\$0	\$0	0	0	Work reprogrammed
	Hardwire smoke detector installation	1460	As Req.	\$0	\$0	0	0	Work reprogrammed
	ADA Emergency Exit sign. (Phase 1 of 3)	1460	33%	\$0	\$100,000	0	0	Work reprogrammed
	Speed bumps	1450	As Req.	\$0	\$0	0	0	Work reprogrammed
PHA WIDE SubTotal				\$702,443	\$789,921	\$275,781	\$167,324	
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.								
Signature of Executive Director and Date				(2) To be Completed for the Performance and Evaluation Report.				
Gregg Fortner, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
				X				



**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

REVISION #3

Part II:
2001 Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated (2)	Funds Expended (2)	Status of Remarks
				Original	Revised			
Administration	Administration	1410	100%	\$1,534,143	\$1,534,143	1,534,143	1,534,143	Completed
Fees & Costs	In-house/consultant design (@ 8% of Total Grant)	1430	100%	\$987,315	\$987,315	987,315	695,687	Work in progress
Operating Subsidy	(@ 10% of total grant)	1406	100%	\$2,468,286	\$2,468,286	2,468,286	2,468,286	Completed
Contingency	Construction Contingency (@ 8% of Total Grant)	1502	100%	\$0	\$0	0	0	
Non dwelling Equipment/ Structure		1475	100%	\$0	\$0	0	0	
	Sub-total			\$4,989,744	\$4,989,744	\$4,989,744	\$4,698,116	
	2001 CGP Annual Total=			\$12,341,434	\$12,341,434	\$8,659,227	\$7,508,057	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
Signature of Executive Director and Date

(2) To be Completed for the Performance and Evaluation Report
Signature of Public Housing Director/Office of Native American
Programs Administrator and Date

Gregg Fortner, Executive Director **X**



2001 Annual Statement

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-1 Holly Courts 1. 10 Boilers replacement (Phase 1 of 2) 2. Asbestos Abatement							Work reprogrammed Work reprogrammed
1-2, Potrero Terrace 1. Sidewalks, stairs and handrail repairs 2. Hot water lines replacement 3. Boiler replacement 4. Water and Boiler System	9/30/2004 9/30/2004 9/30/2004 9/30/2004	9/30/2004 9/30/2004 9/30/2004 9/30/2004		9/30/2006 9/30/2006 9/30/2006 9/30/2006	9/30/2006 9/30/2006 9/30/2006 9/30/2006		Combine Water Line & Boiler Replacement Combine Water Line & Boiler Replacement Combine Water Line & Boiler Replacement
1-3 Sunnydale 1. Slide repairs. Erosion stabilization 2. 504/ADA	9/30/2004	9/30/2004 12/31/2002		9/30/2006	9/30/2003		Work reprogrammed Work in progress
1-8 Westside Courts 1. Lead Abatement		3/31/2003			9/30/2006		Revise to increase line item
1-9 Westbrook 1. Sidewalks, stairs and handrail repairs	9/30/2004	9/30/2004		9/30/2006			Work reprogrammed
1-10 Potrero Annex 1. Sidewalks, stairs and handrail repairs	9/30/2004	9/30/2004		9/30/2006	9/30/2006		Increase line item
1-15, Ping Yuen 1. Security Gate, Intercom system 2. Range Hoods	9/30/2004	9/30/2004 12/31/2002	3/31/2003 12/31/2002	9/30/2006	3/31/2003 9/30/2006		Work completed Line item transferred from CFP 2002 (712) - work in progress
1-17A, Hunter's Point 1. Slide repairs. Erosion stabilization							Work reprogrammed
1-18(3) Hunters View 1. Sidewalks repair		9/30/2004			9/30/2006		Add line item
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date							(2) To be Completed for the Performance and Evaluation Report. Signature of Public Housing Director/Office of Native American Programs Administrator and Date
X Gregg Fortner, Executive Director							

2001 Annual Statement

Part III: Implementation Schedule
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-18 (4) Alice Griffith 1. Slide Repairs 2. 504/ADA 3. Canopies		12/31/2002 12/31/2002 9/30/2004	12/31/2002 3/31/2003		9/30/2006 9/30/2006 9/30/2006	3/31/2003	Work in progress Work in progress Transfer line item to CFP 2000
1-18(5), Rosa Parks 1. New intercom system	9/30/2004	9/30/2004		9/30/2006	9/30/2006		Add line item
1-18(6), Ping Yuen No. 1. 504 Modification		9/30/2004			9/30/2006		Work reprogrammed
1-18(10), Woodside Gardens 1. Domestic pump replacement							Work reprogrammed
1-18(13), Mission Dolores 1. Range replacement 2. Fire Alarm System		9/30/2004			9/30/2006		Work reprogrammed Add line item
1-19 (2), 1750 Mc Allister St. 1. New intercom system 2. 504 Modification	9/30/2004	9/30/2004 9/30/2004	3/31/2003	9/30/2006	9/30/2006 9/30/2006		Add line item
1-20, 3850 18th St. 1. Range replacement 2. 504 Modification		9/30/2004			9/30/2006		Work reprogrammed Add line item
1-21, 320/330 Clementina 1. Concrete restoration and Waterproofing 2. Fire Alarm System 3. 504 Modification		9/30/2004 9/30/2004 9/30/2004			9/30/2006 9/30/2006 9/30/2006		Work reprogrammed Add line item Add line item
1-23, 1880 Pine St. 1. New Intercom System	9/30/2004	9/30/2004		9/30/2006	9/30/2006		Work reprogrammed
1-27, 350 Ellis Street 1. New Intercom System		9/30/2004			9/30/2006		Add line item
1-28, 666 Ellis Street 1. New Intercom System 2. Windows replacement	9/30/2004	9/30/2004		9/30/2006	9/30/2006		Work reprogrammed

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report
Signature of Public Housing Director/Office of Native American

2001 Annual Statement

Part III: Implementation Schedule
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)				All Funds Expended (Quarter Ending Date)				Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	Original	Actual (2)	
X Gregg Fortner, Executive Director									
1-29, 345 Arguello Street 1. New Intercom System	9/30/2004	9/30/2004		9/30/2006	9/30/2006	9/30/2006			
1-30(A) Duboce Street 1. Install emergency generator		9/30/2004			9/30/2006	9/30/2006			Add line item
1-31, 25 Sanchez St. 1. New Intercom System	9/30/2004	9/30/2004		9/30/2006	9/30/2006	9/30/2006			
1-33, 275 Thrift Street 1. Waterproofing	9/30/2004	6/30/2002	6/30/2002	9/30/2006	9/30/2002	9/30/2002	3/31/2003		Work completed
1-34, 363 Noe St. 1. Waterproofing									Work reprogrammed
1-39B, 951 Eddy Street 1. New intercom system 2. Waterproofing	9/30/2004 9/30/2004	12/31/2001 12/31/2001	12/31/2001 12/31/2001	9/30/2006 9/30/2006	6/30/2002 6/30/2002	6/30/2002 6/30/2002			Work completed Work completed
1-41, 430 Turk St. 1. Install emergency generator	9/30/2004	12/31/2002	12/31/2002	9/30/2006	6/30/2003	12/31/2002			Work in progress
1-42, San Jule Apts. 1. Exterior painting	9/30/2004	9/30/2004		9/30/2006	9/30/2006	9/30/2006			
1-43, R. B. Pitts 1. Fire alarm system	9/30/2004	9/30/2004		9/30/2006	9/30/2006	9/30/2006			
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement									
(2) To be Complete the Performance and Evaluation Report.									
Signature of Executive Director and Date									
Signature of Public Housing Director/Office of Native American									

2001 Annual Statement

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule
Capital Fund Program (CFP)

OMB Approval No. 2577-0157

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Programs Administrator and Date							
X Gregg Fortner, Executive Director							
Management Improvement 1 MIS: PHA Wide network upgrade & CCS Software upgrade 2 Improve Security 3 HOPE VI Application 4 Translation and Interpret. Services 5 Legal Costs (Asian Law Caucus) 6 Computer System Upgrade PHA Wide LBP Testing LBP abatement Asbestos Testing Asbestos Abatement Mold and Mildew Remediation Bloodborn Pathogens Decontamination 504/ADA Reasonable accom. New Appliances Fire Unit repair Hazard Testing Sidewalk repair/replacement Playgrounds repairs/replacement Hardwire smoke detector installation ADA Emergency Exit sign.(Phase 1 of 3) Speed bumps	9/30/2004	9/30/2004	4/30/2002	9/30/2006	9/30/2006	4/30/2002	Work in progress Work completed Work in progress Work reprogrammed Work in progress Add line item, transfer from CFP 2000
	9/30/2004	4/30/2002	9/30/2004	9/30/2006	4/30/2002	9/30/2006	Work in progress Work in progress Work in progress Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
	9/30/2004	9/30/2004	9/30/2004	9/30/2006	9/30/2006	9/30/2006	Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
	9/30/2004	9/30/2004	9/30/2004	9/30/2006	9/30/2006	9/30/2006	Work in progress Work in progress Work in progress Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
	9/30/2004	9/30/2004	9/30/2004	9/30/2006	9/30/2006	9/30/2006	Work in progress Work in progress Work in progress Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
	9/30/2004	9/30/2004	9/30/2004	9/30/2006	9/30/2006	9/30/2006	Work in progress Work in progress Work in progress Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
	9/30/2004	9/30/2004	9/30/2004	9/30/2006	9/30/2006	9/30/2006	Work in progress Work in progress Work in progress Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
	9/30/2004	9/30/2004	9/30/2004	9/30/2006	9/30/2006	9/30/2006	Work in progress Work in progress Work in progress Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
	9/30/2004	9/30/2004	9/30/2004	9/30/2006	9/30/2006	9/30/2006	Work in progress Work in progress Work in progress Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
	9/30/2004	9/30/2004	9/30/2004	9/30/2006	9/30/2006	9/30/2006	Work in progress Work in progress Work in progress Work reprogrammed Work in progress Work complete Work in progress Work reprogrammed Work reprogrammed Work reprogrammed Work reprogrammed
(2) To be Complete the Performance and Evaluation Report							
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American			

2001 Annual Statement

Part III: Implementation Schedule
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	Programs Administrator and Date	
X Gregg Fortner, Executive Director								
Administration	9/30/2004	9/30/2002	9/30/2002	9/30/2006	9/30/2002	9/30/2002	Work complete	
Fees and Costs In-house/consult design	9/30/2004	6/30/2003		9/30/2006	9/30/2006		Work in progress	
Operating Subsidy	9/30/2004	12/30/2002			12/30/2002		Work complete	
Nondwelling Equipment/Structure								
Relocation Costs								
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement								
(2) To be Completed for the Performance and Evaluation Report								
Programs Administrator and Date							X	
Gregg Fortner, Executive Director								



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

4.3 P&ER FOR 2002 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report
 Capital Fund Program (CFP)
Part I: Summary

OMB Approval No. 2577-0157
 (Exp. 3/31/02)

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

FY of Grant Approval		Comprehensive Grant Number	
2002		CA39P001501-02	
<input checked="" type="checkbox"/> Original Annual Statement Revised 09/24/02			
<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input checked="" type="checkbox"/> Performance & Evaluation Report as of 03/31/03			
<input type="checkbox"/> Revised Annual Statement/Revision Number 2			
<input type="checkbox"/> Final Performance & Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Costs (2)
		Original	Revised (1)
			Obligated
			Expended
1	Total Non-CGP Funds		
2	1406 Operating Subsidy	\$3,149,643	\$3,149,643
3	1408 Management Improvement	\$3,149,643	\$3,149,398
4	1410 Administration	\$1,724,822	\$1,724,822
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition	\$1,302,475	\$1,302,475
9	1450 Site Improvement	\$500,000	\$149,308
10	1460 Dwelling Structures	\$5,616,632	\$5,554,182
11	1465.1 Dwelling Equipment - Nonexpendable	\$275,000	\$275,000
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment	\$30,000	\$30,000
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Cost		
18	1498 Mod Used for Development		
19	1502 Contingency (may not exceed 8% of line 18)		
20	Amount of Annual Grant (Sum of lines 2-17)	\$15,748,215	\$15,748,215
21	Amount of line 18 Related to LBP Activities	\$375,000	\$338,000
22	Amount of line 18 Related to Section 504 Compliance	\$280,000	\$280,000
23	Amount of line 18 Related to Security	\$2,086,000	\$2,086,000
24	Amount of line 18 Related to Energy Conservation Measures	\$775,000	\$1,025,000
Signature of Executive Director and		Signature of Public Housing Director/Programs Administrator	
Date		Date	
<input checked="" type="checkbox"/> Gregg Fortner, Executive Director		<input checked="" type="checkbox"/>	

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Account Number	Quantity	Total Estimated Cost		Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Proposed Work ²
				Original					
CAL 1-1, Holly Courts	Boilers, water lines and valves replacement (Phase 2 of 3)	1460	100%	\$250,000		\$500,000	0	0	Increased line item
CAL 1-2, Potrero Terrace	Playground	1450	100%	\$44,926		\$44,926	0	0	Transfer from PHA Wide
	Vacant Unit Repair	1460	100%	\$260,000		\$260,000	0	0	Add line item
CAL 1-3, Sunnydale	OIG finding, site work at Bldg. 22E	1450	100%	\$250,000		\$0	0	0	Work reprogrammed
	Vacant Unit Repair	1460	100%	\$240,000		\$240,000	0	0	Add line item
CAL 1-8, Westside Courts	Water main line & sewer improv. (Phase 1)	1460	100%	\$161,835		\$511,835	0	0	Increased line item
CAL 1-9, Westbrook	Emergency Decks repair/ replacement (Phase 1)	1460	100%	\$150,000		\$150,000	0	0	
	Waterproofing and structural repairs	1460	100%	\$440,847		\$440,847	0	0	
	Vacant Unit Repair	1460	100%	\$180,000		\$180,000	0	0	Add line item
CAL 1-10, Potrero Annex	Waterproofing and structural repairs	1460	100%	\$0		\$0			Transfer to Vacant Unit Repair
CAL 1-15, Pina Yuen	504/ADA Compliance, Common spaces	1460	100%	\$40,000		\$40,000	0	0	
	Upgrade ventilation system	1460	100%	\$67,000		\$24,500	24,500	0	Work in progress
CAL 1-17A, Hunters Point East	Vacant Unit Repair	1460	100%	\$120,000		\$120,000	0	0	Add line item
CAL 1-18(3), Hunters View	Vacant Unit Repair	1460	100%	\$120,000		\$120,000	0	0	Add line item
CAL 1-18(4), Alice Griffith	Waterproofing and structural repair	1460	100%	\$69,550		\$0	0	0	Transfer funds to Vacant Unit Repair
	Security booth upgrade	1460	100%	\$19,000		\$19,000	0	0	Add line item
	Vacant Unit Repair	1460	100%	\$110,000		\$110,000	0	0	Add line item
CAL 1-18 (10), Woodside Gardens	Range replacement	1465.1	100%	\$75,000		\$75,000	0	0	
	Boiler replacement	1460	100%	\$250,000		\$250,000	0	0	
CAL 1-18(13), Mission Dolores	Install new intercom system	1460	100%	\$20,000		\$20,000	0	0	
CAL 1-19 (1), 990 Pacific Ave.	Replace fire alarm system	1460	100%	\$125,000		\$125,000	0	0	
	Range replacement	1465.1	100%	\$50,000		\$50,000	0	0	
CAL 1-20, 3950 18th St.	Replace fire alarm system	1460	100%	\$125,000		\$125,000	0	0	
CAL 1-23, 1880 Pine St.	New intercom system	1460	100%	\$20,000		\$20,000	0	0	
	Replace fire alarm system	1460	100%	\$125,000		\$125,000	0	0	
CAL 1-27, 350 Ellis St.	Replace fire alarm system	1460	100%	\$125,000		\$125,000	0	0	

Signature of Executive Director and
X Gregg Fortner, Executive Director

Signature of Public Housing Director/Programs Administrator
X

Date

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Account Number	Quantity	Total Estimated Cost		Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Proposed Work ²
				Original					
CAL 1-28, 695 Ellis St.	Replace fire alarm system	1460	100%	\$125,000		\$125,000	0	0	
CAL 1-32, 1760 Bush St.	Replace fire alarm system	1460	100%	\$125,000		\$125,000	0	0	
CAL 1-35, 2698 California St.	504/ADA compliance Units	1460	100%	\$40,000		\$40,000	0	0	
			SUBTOTAL :	\$3,748,558		\$3,986,108	\$24,500	\$0	
	HA-Wide HQS (Housing Quality Standards Compliance) Repair/replacement for the following: heaters, bathtub/shower, toilet, windows, floor tile, kitchen cabinets, sink/plumbing, stove/oven, ceilings, walls, doors/frames, electrical, refrigerator and/or other HQS items		n/a	\$0			0	0	
	HA-Wide Priority Replacement Housing	1430	As Req.	\$50,000		\$50,000	0	0	
	HA-Wide Lead Testing	1460	As Req.	\$375,000		\$375,000	0	0	Decrease line item
	HA-Wide Lead Abatement	1430	As Req.	\$50,000		\$50,000	315	315	
	HA-Wide Asbestos Testing	1460	As Req.	\$100,000		\$100,000	0	0	Decrease line item
	HA-Wide Asbestos Abatement	1460	As Req.	\$75,000		\$0	0	0	Re-programmed line item
	Mold and Mildew Remediation	1460	As Req.	\$200,000		\$200,000	0	0	Re-programmed line item
	Blood-born pathogens decontamination	1460	As Req.	\$200,000		\$200,000	0	0	
	HA-Wide SUI/ADA reasonable accommodations	1460	As Req.	\$200,000		\$200,000	0	0	
	HA-Wide Fire unit repair	1460	As Req.	\$150,000		\$150,000	0	0	
	HA-Wide New appliances	1465.1	As Req.	\$10,000		\$10,000	0	0	
	HA-Wide Hazard testing	1430	As Req.	\$10,000		\$10,000	2,528	0	
	HA-Wide Slewback repair/replacement	1450	As Req.	\$50,000		\$0	0	0	Re-programmed line item
	HA-Wide Playground repairs/replacement/removal	1460	As Req.	\$55,074		\$4,382	0	0	
	ADA Emergency Exit Signage	1460	Phases 1 of 3	\$50,000		\$50,000	0	0	
	Hardware smoke detectors (118 developments)	1460	As Req.	\$600,000		\$600,000	0	0	
	Elevator upgrades at 22 senior buildings	1460	As Req.	\$200,000		\$200,000	0	0	
	Improve lighting	1450	As Req.	\$100,000		\$100,000	0	0	
	Surveillance cameras (Phase I, senior bldgs)	1460	0.125	\$50,000		\$50,000	0	0	
	Modernization of Property Offices PHA Wide	1460	1	\$50,000		\$50,000	0	0	
	HA-Wide Fire Alarm System	1460	As Req.	\$358,000		\$0	0	0	Re-programmed line item
			SUBTOTAL PHA WIDE:	\$2,753,074		\$2,102,382	\$2,843	\$315	
	TOTAL CONSTRUCTION:			\$6,591,632		\$6,088,490	\$27,343	\$315	
			Date	X					Date
			Signature of Executive Director and	X					
			Green Fortner, Executive Director						

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Account Number	Quantity	Total Estimated Cost		Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Proposed Work ³
				Original					
Management Improvements (20% of total grant)									
M.I.S. - New accounting and Management Software		1408		\$829,162		\$416,075	64,150	17,420	Acquisition and Technical Assistance costs. Work in progress
Implement Accounting & Management Software Security		1408		\$0		\$154,957	35,784	25,655	New Line item
Hope VI application		1408		\$1,877,000		\$1,877,000	1,370,597	647,021	Work in progress
Photographic & Imaging equipment for Employee ID badge		1408		\$23,400		\$23,400	0	0	
Staff Training - Finance		1408		\$4,700		\$4,700	3,827	3,827	
Staff Training - Customer Services		1408		\$23,400		\$23,400	2,257	2,257	
Applicant screening services		1408		\$35,000		\$35,000	5,023	5,023	
Resident Eviction Costs		1408		\$46,000		\$46,000	0	0	
Resident Notices/mailing		1408		\$28,000		\$28,000	0	0	
Reference materials		1408		\$4,600		\$4,600	1,122	739	
Resident Initiative Program		1408		\$4,600		\$4,600	0	0	
Civil Rights		1408		\$70,943		\$70,943	0	0	
Implement Fixed Asset Tracking System		1408		\$95,000		\$52,293	42,365	14,451	Add line item
Improve Section 3 program implementation		1408		\$45,318		\$45,318	45,318	22,407	Add line item
Improve Procurement Policy Management		1408		\$52,520		\$139,422	62,520	34,310	Add line item
Improve Vendor's Invoice Management		1408		\$0		\$80,662	5,973	5,973	Add line item
Improve New Record Retention System		1408		\$0		\$42,365	2,937	2,937	Add line item
Improve Safety & Risk Retention Program		1408		\$0		\$6,008	390	390	Add line item
		1408		\$0		\$94,900	7,136	7,136	Add line item
SUBTOTAL:				\$3,149,643		\$3,149,643	\$1,649,396	\$788,545	
Signature of Executive Director and Gregg Fortner, Executive Director				Signature of Public Housing Director/Programs Administrator					Date
				X					

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Account Number	Quantity	Total Estimated Cost		Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Proposed Work ²
				Original					
Administration	Administration of CFP - 10% of total Grant Administration - Inspectors, Safety Inspectors & In-house A/E Services	1410 1410	100% 100%	\$1,724,822		\$1,574,821 \$563,143	1,480,831 243,991	1,003,612 243,991	Work in progress Work in progress
Fees & Costs (@ 8% of Total Grant)	A/E consultants Needs Assessment Market Analysis	1430 1430	100% 100%	\$1,167,475 \$25,000		\$1,167,475 \$25,000	718,300 0	6,318 0	Work in progress
Contingency (@ 0% of Total Grant)	Construction Contingency	1502	100%	\$0		\$0	0	0	
Operating Subsidy (@20% of total grant)		1408	100%	\$3,149,643		\$3,149,643	3,149,643	3,149,643	Complete
Non dwelling Equipment/Structure	Preventive ergonomic office furniture	1475	100%	\$30,000		\$30,000	0	0	
			SUBTOTAL:	\$6,086,940		\$6,510,082	\$5,592,765	\$4,403,564	
			TOTAL GRANT:	\$15,748,215		\$15,748,215	\$7,269,506	\$5,193,424	

Signature of Executive Director and

Date

Signature of Public Housing Director/Programs Administrator

Date

X
Gregg Fortner, Executive Director

X

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-1 Holly Courts Boilers, water lines and valves replacement (Phase 2 of 3)	9/30/2004			9/30/2006			
1-2 Potrero Terrace Playground Vacant Unit Repair	9/30/2004 9/30/2004			9/30/2006 9/30/2006			
1-3 Sunnydale OIG finding, site work at Bldg. 22E Vacant Unit Repair	9/30/2004 9/30/2004			9/30/2006 9/30/2006			Work reprogrammed
1-8 Westside Courts Water main line & sewer improv.	9/30/2004			9/30/2006			
1-9 Westbrook Emergency Decks repair/ replacement Waterproofing and structural repairs Vacant Unit Repair	9/30/2004 9/30/2004 9/30/2004			9/30/2006 9/30/2006 9/30/2006			
1-10 Potrero Annex Waterproofing and structural repairs	9/30/2004			9/30/2006			
1-15 Ping Yuen 504/ADA Compliance, Common spaces Upgrade ventilation system	9/30/2004 9/30/2004	3/31/2003	3/31/2003	9/30/2006 9/30/2006			
1-17A Hunters Point East Vacant Unit Repair	9/30/2004			9/30/2006			
1-18(3) Hunters View Vacant Unit Repair	9/30/2004			9/30/2006			
Signature of Executive Director and	Date	Signature of Public Housing Director/Programs Administrator		Date			
X Gregg Fortner, Executive Director		X					

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1-18(4), Alice Griffith Waterproofing and structural repair Security booth upgrade Vacant Unit Repair	9/30/2004 9/30/2004 9/30/2004			9/30/2006 9/30/2006 9/30/2006			Work reprogrammed
1-18(10), Woodside Gardens Range replacement Boiler replacement	9/30/2004 9/30/2004			9/30/2006 9/30/2006			
1-18(13), Mission Dolores Install new Intercom system	9/30/2004			9/30/2006			
1-19 (1), 990 Pacific Ave. Replace Fire Alarm system Range replacement	9/30/2004 9/30/2004			9/30/2006 9/30/2006			
1-20, 3850 18th St. Replace Fire Alarm system	9/30/2004			9/30/2006			
1-23, 1880 Pine St. New Intercom system Replace Fire Alarm system	9/30/2004 9/30/2004			9/30/2006 9/30/2006			
CAL 1-27, 350 Ellis St Replace Fire Alarm system	9/30/2004			9/30/2006			
CAL 1-28, 666 Ellis St Replace Fire Alarm system	9/30/2004			9/30/2006			
CAL 1-32, 1760 Bush St. Replace Fire Alarm system	9/30/2004			9/30/2006			
1-35, 2698 California 504/ADA compliance. Units	9/30/2004			9/30/2006			
Signature of Executive Director and X Gregg Fortner, Executive Director	Date			Signature of Public Housing Director/Programs Administrator X			Date

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA Wide							
HA-Wide Lead Testing	9/30/2004			9/30/2006			Re-programmed line item Re-programmed line item
HA-Wide Lead Abatement	9/30/2004			9/30/2006			
HA-Wide Asbestos Testing	9/30/2004			9/30/2006			
HA-Wide Asbestos Abatement	9/30/2004			9/30/2006			
Mold and Mildew Remediation	9/30/2004			9/30/2006			Re-programmed line item Re-programmed line item
Blood-born pathogens decontamination	9/30/2004			9/30/2006			
HA-Wide 504/ADA reasonable accommodations	9/30/2004			9/30/2006			
HA-Wide Fire unit repair	9/30/2004			9/30/2006			
HA-Wide New appliances	9/30/2004			9/30/2006			Re-programmed line item Re-programmed line item
HA-Wide Hazard testing	9/30/2004			9/30/2006			
HA-Wide Sidewalk repair/replacement	9/30/2004			9/30/2006			
HA-Wide Playground repairs/replacement/removal	9/30/2004			9/30/2006			
ADA Emergency Exit Signage	9/30/2004			9/30/2006			Re-programmed line item Re-programmed line item
Hardwire smoke detectors (16 developments)	9/30/2004			9/30/2006			
Elevator upgrades at 22 senior buildings	9/30/2004			9/30/2006			
Improve lighting	9/30/2004			9/30/2006			
Surveillance cameras (Phase I, senior bldgs.)	9/30/2004			9/30/2006			Re-programmed line item Re-programmed line item
Modernization of Property Offices PHA Wide	9/30/2004			9/30/2006			
HA-Wide Fire Alarm System	9/30/2004			9/30/2006			Re-programmed line item
Signature of Executive Director and	Date			Signature of Public Housing Director/Programs Administrator			Date
X Gregg Fortner, Executive Director				X			

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvement							
M.I.S. - New accounting and Management Software	9/30/2004	9/30/2003		9/30/2006	9/30/2006		Work in progress
Implement Accounting & Management Software	9/30/2004			9/30/2006			Add line item
Security	9/30/2004			9/30/2006			Work in progress
Hope VI application	9/30/2004			9/30/2006			
Photographic & Imaging equipment for Employee ID ba	9/30/2004			9/30/2006			
Staff Training - Finance	9/30/2004			9/30/2006			
Staff Training - Customer Services	9/30/2004			9/30/2006			
Applicant screening services	9/30/2004			9/30/2006			
Resident Eviction Costs	9/30/2004			9/30/2006			
Resident Notices/ mailing	9/30/2004			9/30/2006			
Reference materials	9/30/2004			9/30/2006			
Resident Initiative Program	9/30/2004			9/30/2006			
Civil Rights	9/30/2004			9/30/2006			Add line item
Implement Fixed Asset Tracking System	9/30/2004			9/30/2006			Add line item
Improve Section 3 Program Implementation	9/30/2004			9/30/2006			Add line item
Improve Procurement Policy Management	9/30/2004			9/30/2006			Add line item
Improve Vendor's Invoice Management	9/30/2004			9/30/2006			Add line item
Improve New Record Retention System	9/30/2004			9/30/2006			Add line item
Improve Safety & Risk Retention Program	9/30/2004			9/30/2006			Add line item
Administration	9/30/2004			9/30/2006			
Fees and Costs							
A/E consultants	9/30/2004			9/30/2006			
Needs Assessment Market Analysis.	9/30/2004			9/30/2006			
Operating Subsidy	9/30/2004	12/31/2002	12/31/2002	9/30/2006	12/31/2002	12/31/2002	Complete
Nondwelling Equipment/Structure	9/30/2004			9/30/2006			
Preventive ergonomic office furniture							
Signature of Executive Director and	Date			Signature of Public Housing Director/Program Administrator			Date
X				X			
Gregg Fortner, Executive Director							



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

5. SECTION – 3 GOALS

SECTION - 3

FEDERAL REQUIREMENTS FOR THE TRAINING AND EMPLOYMENT OF LOW--INCOME RESIDENTS AND FOR THE UTILIZATION OF RESIDENT BUSINESSES

In accordance with Section 3 of the
Housing and Urban Development Act of 1968
(12 U.S.C. 1701U)
as established in 24 CFR 135

4.1 INTRODUCTION

This project is funded by the United States Department of Housing and Urban Development (the "Department") in conjunction with the San Francisco Housing Authority (the "SFHA"). Federal rules and regulations require that contracts and opportunities for job training and employment be given to low and very low income residents in connection with projects in their neighborhoods to the greatest extent feasible. The Federal statute, commonly referred to as Section 3, seeks to foster local economic development, neighborhood economic improvement and individual self-sufficiency.

The successful bidder or qualifying professional services firm and their respective subcontractors (collectively referred to as the "Contractor") will be required to comply with all federal regulations relating to providing employment opportunities for resident businesses and individuals (Section 3, as implemented by 24 CFR 135). Contractors and subcontractors (including professional service consultants) must assure that:

Lower income project area residents have the maximum opportunity for employment and training on this project; and

Small businesses located in the project area, or owned in substantial part by persons residing in the project area, will be utilized to the fullest extent possible as recipients of contracts.

Noncompliance with these regulations may result in sanctions, termination of this contract for default, and debarment, suspension or limited denial of participation from future HUD-assisted contracts.

4.2 SPECIFIC REQUIREMENTS

- A. **Section 3 Assurance:** Prior to award of the contract, the Contractor must provide assurance that Section 3 residents and Section 3 business concerns will be utilized for the project to the greatest extent feasible (see attached Section 3 Assurance Form).
- B. **Section 3 Affirmative Action Plan:** The Contractor must certify that it has or will take specific steps toward meeting the greatest extent feasible requirement (see attached Section 3 Affirmative Action Plan Form).
- C. **No Circumvention:** The Contractor will certify that any vacant employment or training positions that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under these regulations (see Paragraph 9 of the attached Section 3 Affirmative Action Plan Form).
- D. **Contract terms:** All contracts and subcontracts shall incorporate verbatim the required "Section 3 Clause" (see attached Section 3 Clause).

4.3 RECOMMENDED MINIMUM NUMERICAL GOALS

- A. **Training and Employment (24 CFR 135-30 (b)).** Contractors and subcontractors may demonstrate compliance by committing to employ Section 3 residents as thirty percent (30%) of aggregate new hires (full-time employees for permanent, temporary or seasonal employment) for the one-year period beginning on October 1, 1996.
- B. **Contracts (24 CFR 135.30 (c)).** Contractors and subcontractors may demonstrate compliance with the requirements of this part by committing to award to Section 3 business concerns:
- C.
 - 1. At least 10 percent (10%) of the total dollar amount of all Section 3 covered contracts for building trades work for maintenance, repair, modernization or development of public housing, or for building trades work arising in connection with housing rehabilitation, housing construction and other public construction; and
 - 2. At least 3 percent 3% of the total dollar amount of all other Section 3 covered contracts.

4.4 GUIDELINES FOR ACHIEVING GOALS

- A. **Notification to labor organizations.** Send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding a notice advising the labor organization or workers' representative of the Contractor's commitments under Section 3. Post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference (see below); shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training position, the qualifications for each; shall state the name and location of the person(s) taking applications for each of the position; and shall state the anticipated date the work shall begin.
- B. **Examples of efforts to offer training and employment opportunities to Section 3 residents (Appendix to Part 135).**
1. Entering into "first source" hiring agreements with organizations representing Section 3 residents.
 2. Sponsoring a HUD-certified "Step-Up" employment and training program for representing Section 3 residents.
 3. Establishing training programs, which are consistent with the requirements of the Department of Labor, for public housing residents and other Section 3 residents in the building trades.
 4. Advertising the training and employment positions by distributing flyers (which identify the positions to be filled, the qualifications required, and where to obtain additional information about the application process) to every occupied dwelling unit in the housing development or developments where Section 3 residents reside.
 5. Advertising the training and employment positions by posting flyers (which identify the positions to be filled, the qualifications required, and where to obtain additional information about the application process) in the common areas or other prominent areas of the housing development or developments.
 6. Contacting resident councils, resident management corporations, or other resident organizations, where they exist, and community organizations to request the assistance of these organizations in notifying residents of the training and employment positions to be filled.

7. Sponsoring (scheduling, advertising, financing or providing in-kind services) a job informational meeting to be conducted by an SFHA or contractor representative or representatives at a location in the housing development(s) or neighborhood or service area of the Section 3 covered project.
8. Arranging assistance in conducting job interviews and completing job applications for residents of the housing development(s) and in the neighborhood or service area in which the Section 3 project is located.
9. Arranging for a location in the housing development(s) or the neighborhood or service area of the project, where job applications may be delivered to and collected by a recipient or contractor representative or representatives.
10. Conducting job interviews at the housing development(s) or at a location within the neighborhood or service area of the Section 3 covered project.
11. Contacting agencies administering HUD Youthbuilding program participants for the HA's or Contractor's training and employment positions.
12. Consulting with state and local agencies administering training programs funded through JTPA or JOBS, probation and parole agencies, unemployment compensation programs, community organizations and other officials or organizations to assist with recruiting Section 3 residents for the Contractor's training and employment positions.
13. Advertising the jobs to be filled through the local media, such as community television network, newspapers of general circulation, and radio advertising.
14. Employing a job coordinator, or contracting with a business concern that is licensed in the field of job placement (preferably a Section 3 business concern), that will undertake, on behalf of the Contractor, the efforts to match eligible and qualified Section 3 residents with the training and employment positions that the Contractor intends to fill.
15. Where there are more qualified Section 3 residents than there are positions to be filled, maintaining a file of eligible qualified Section 3

residents for future employment positions.

16. Undertaking job counseling, education and related programs in association with local educational institutions.
17. Undertaking such continued job training efforts as may be necessary to ensure the continued employment of Section 3 residents previously hired for employment opportunities.
18. After selection of bidders but prior to execution of contracts, incorporating into the contract a negotiated provision for a specific number of public housing or other Section 3 residents to be trained or employed on the Section 3 covered assistance.
19. Coordinating plans and implementation of economic development (e.g., job training and preparation, business development assistance for residents) with the planning for housing and community development.

C. Examples of Efforts to Award Contracts to Section 3 Business Concerns (Appendix to Part 135).

1. Contacting business assistance agencies, minority contractors associations and community organizations to inform them of (sub) contracting opportunities and requesting their assistance in identifying Section 3 businesses which may solicit bids or proposals for contracts for work in connection with Section 3 covered assistance.
2. Advertising (sub) contracting opportunities by posting notices, which provide general information about the work to be contracted and where to obtain additional information, in the common areas or other prominent areas of the housing development(s) owned and managed by the HA.
3. Providing written notice to all known Section 3 business concerns of the contracting opportunities. This notice should be in sufficient time to allow the Section 3 business concerns to respond to the bid invitations or request for proposals, and following up with any such business that responds to such notice or other advertisement.
4. Contacting agencies administering HUD Youthbuild programs, and notifying their agencies of the contracting opportunities.
5. Advertising the contracting opportunities through trade association

papers and newsletters, and through the local media, such as community television. networks, newspapers of general circulation, and radio advertising.

6. Developing a list of eligible Section 3 business concerns.
7. Establishing or sponsoring programs designed to assist residents of public housing in the creation and development of resident owned businesses.
8. Establishing numerical goals (number of awards and dollar amount of (sub)contracts) for award of contracts to Section 3 business concerns.
9. Entering into joint ventures with Section 3 business concerns.

4.5 PREFERENCES (24 CFR 135.34 and .36)

A. Employment and training opportunities.

1. **Public housing programs.** In these programs, the Contractor shall direct its efforts to provide training and employment opportunities in the following order of priority;
 - a. Residents of the housing development(s) for which the Section 3 covered assistance is expended (category I residents);
 - b. Residents of other Section 3 housing development(s) managed by the SFHA (category 2 residents);
 - c. Participants in HUD Youthbuild programs being carried out in the metropolitan area (category 3 residents);
 - d. Other Section 3 residents.
2. **Housing and community development programs.** In housing and community development programs, priority consideration shall be given, where feasible, to:
 - a. Section 3 residents residing in the service area or neighborhood in which the Section 3 covered project is located (category I residents);

- b. Participants in HUD Youthbuild programs (category 2 residents);
- c. Where the Section 3 project is assisted under the Stewart B. McKinney Homeless Assistance Act (42 U.S.C 11301, et seq.), homeless persons residing in the service area or neighborhood in which the Section 3 covered project is located shall be given the highest priority;
- d. Other Section 3 residents.

B. Contracting opportunities

- 1. **Public housing programs.** The Contractor shall award contracts to Section 3 business concerns in the following order of priority:
 - a. Business concerns that are 51 percent or more owned by residents of the housing development(s) involved in the project, or whose full-time permanent workforce includes 30 percent of such persons as employees (category 1 businesses);
 - b. Business concerns that are 51 percent or more owned by residents of other housing developments managed by the SFHA, or whose full-time permanent workforce includes 30 percent of such persons as employees (category 2 businesses);
 - c. HUD Youthbuild programs being carried out in the metropolitan area (category 3 businesses);
 - d. Business concerns that are 51 percent or more owned by Section 3 residents, or whose permanent, full-time workforce includes no less than 30 percent Section 3 residents (category 4 businesses), or that subcontract in excess of 25 percent of the total amount of subcontracts to category 1 or 2 business concerns.
- 2. **Housing and community development programs.** In these programs, priority consideration shall be given, where feasible, to:
 - a. Section 3 business concerns that provide economic opportunities for Section 3 residents in the service area or

neighborhood in which the project is located (category 1 businesses);

- b. Applicants selected to carry out HUD Youthbuild programs (category 2 businesses);
- c. Other Section 3 business concerns.

C. ELIGIBILITY

- 1. A Section 3 resident seeking the preference in training and employment provided by this part shall, if requested, certify or submit evidence that he or she is a Section 3 resident, as defined below.
- 2. A Section 3 business concern seeking a contract or subcontract shall submit evidence, if requested, sufficient to demonstrate that the business concern is responsible and has the ability to perform successfully under the terms and conditions of the proposed contract.

4.6 DEFINITIONS

A. Section 3 resident,

- I. A public housing resident; or
- 2. An individual who resides in the metropolitan area in which the Section 3 covered assistance is expended, and who is;
 - (a) A low-income person, whose income does not exceed 80% of the median income for the area; or
 - (b) A very low-income person, whose income does not exceed 50% of the median for the area; or
- 3. One who can provide evidence (if requested) that he or she is eligible for the Section 3 resident preference.

B. Section 3 Business Concern: A Business Concern,

- I. That is 51 percent or more owned by Section 3 residents; or
- 2. Whose permanent, full-time employees include persons, at least 30

percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or

3. That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (1) or (2) above.

SECTION 3 CLAUSE

24 CFR 135.38

- A) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance of HUD assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low and very low income persons, particularly persons who are recipients of HUD assistance for housing.
- B) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C) The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or other workers' representative of the Contractor's commitments under this Section 3 Clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall described the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- D) The Contractor agrees to include this Section 3 Clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 Clause, upon a finding that the Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found

in violation of the regulations in 24 CFR Part 135.

- E) The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 24 CFR Part 135.
- F) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- G) With respect to work performed in connection with Section 3 covered Indian Housing Assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e), also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indians owned Economic Enterprises. Parties to this contract that are subject to the provision of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

RESIDENT HIRING POLICY

6.1 General:

In order to further the San Francisco Housing Authority's Affirmative Action Plan, which is aimed at benefiting low-income Public Housing Individuals, the Contractor agrees in the implementation of this contract, to employ to the greatest extent feasible, low-income individuals.

Preference shall be given to unemployed residents of the development in which the work takes place.

6.2 Resident-Apprentice Hiring Program Requirements:

The SFHA is a party to a Memorandum of Understanding with the Building and Construction Trades Council (the "MOU") which establishes a Resident-Apprentice Training Program. The goal of the MOU is to involve trained residents as apprentices and ultimately as journeypersons in SFHA construction projects. The Contractor must comply with the hiring requirements of the MOU in the performance of this Contract. A copy of the MOU is included as pages SECTION 6-4 through SECTION 6-15 and confirmatory letter as pages Section 6-16 through Section 6-18. The operative hiring requirements of the MOU are as follows:

- a. All craft work performed for this Project will be performed in accordance with the terms of the applicable collective bargaining agreement for the jurisdiction of this work. Copies of the collective bargaining agreements are on file with the SFHA Legal Department, 440 Turk Street, San Francisco, (415)554-1290.
- b. Craft workers, including apprentices, shall be obtained in accordance with the MOU and applicable collective bargaining agreements, without regard to or discrimination based on race, sex, creed, national origin, religious affiliation or union affiliation and in full compliance with all applicable state and federal laws.
- c. The ratio of Journeypersons to apprentices shall be 3:1. All available apprenticeship positions shall go to residents. For resident-apprentice recruitment information, contact the SFHA Office of Employment and Economic Development, 1251 Turk Street, San Francisco, (415) 345-0128.
- d. All contracting and subcontracting, at all levels, shall conform to SFHA policies, HUD regulations and the goals for Minority Business Enterprise

(MBE), Women Business Enterprise (WBE) and Resident Business Enterprise participation /established by HUD and/or SFHA.

- e. Because of the time-sensitive nature of the Project, the Building and Construction Trades Council has agreed that there shall be no strikes, slowdowns or work stoppages. SFHA has agreed to no lockouts during the project. All disputes regarding the terms of the MOU, including craft jurisdictional disputes, will be resolved in accordance with the dispute resolution and binding arbitration procedures as defined in Section 4 and 6 of the MOU.

6.3 Work Force Used on a Craft by Craft Basis:

- a. The "work force" used to perform this Contract shall include mechanics, laborers, equipment operators, drivers and all other work of any grade or classification usually required by a construction trade contractor or subcontractor to construct, alter, improve, repair or demolish any real property.
- b. The work force composition shall be maintained on a Craft by Craft basis, if possible. "Craft" means that type or types of work or workers, which singularly or collectively fall within the jurisdictional control of a single trade or labor union as recognized by the United States Department of Labor.
- c. Any employee, owner/operator, owner/driver, subcontractor or principal operating equipment or supplying labor, whether working within or outside the boundaries of the covered area (off-site burrow pit, waste or dump area, disposal site, haul route, fabricating plant or other), will be considered part of the work force used to perform this Contract as long as the work involved is related to the Contract.
- d. The Contractor's management personnel (those not operating equipment or supplying labor), material suppliers or those employed by material suppliers for the purpose of manufacturing or fabricating supplies, shall not be considered as part of the work force.

6.4 Work Force Reports:

The Contractor shall hire resident apprentices, trainees, journeypersons and/or foremen to the maximum extent feasible and shall submit to the Authority work force reports completed in accordance with the Authority's instructions.

6.5 Safety:

Irrespective of the above, no apprentice, trainee, journeyperson or foremen shall be permitted to operate equipment involved in unusually dangerous operations such as demolition of structures, clearing and grubbing on steep slopes, etc. without a proper license. In such cases, training will be conducted on equipment at a safe location provided by the Contractor.

6.6 Tenant Organizations:

The Resident Organization, where the work will be executed shall provide the SFHA's Affirmative Action Officer a list of low-income Residents of the development, who are interested in participating in the Contractor's hiring program. The Contractor will be free to select or reject individuals from this list, but needs to justify rejections.

Any assistance given to the Contractor by the SFHA, will not relive the Contractor of the responsibility for initiating and carrying out a residency hiring program.



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

6. *CERTIFICATIONS*



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

**6.1 CERTIFICATION FOR ANNUAL STATEMENT/FIVE YEAR ACTION
PLAN**

**2003 CAPITAL FUND PROGRAM
ANNUAL STATEMENT/FIVE-YEAR PLAN
CERTIFICATION**

On behalf of the San Francisco Housing Authority, I certify that the work items and/or developments included in this 2003 Capital Fund Program Annual Submission were also included in either: 1) the previously approved 2002 Capital Fund Program Annual Statement, or; 2) the previously approved Five-Year Action Plan, or 3) the previously approved 2002, Physical and Management needs Assessments.

Gregg Fortner
EXECUTIVE DIRECTOR

DATE



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

6.2 CERTIFICATION FOR A DRUG-FREE WORKPLACE

Certification for
a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name
SAN FRANCISCO HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

2003 CAPITAL FUND PROGRAM (CFP)

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)
(SEE ATTACHED)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official GREGG FORTNER	Title EXECUTIVE DIRECTOR
Signature X	Date

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State and zip code. Identify each sheet with the HA name and address and the program/activity receiving grant funding.)

- | | | |
|---|--|---|
| 1. CAL 1-1, HOLLY COURTS
100 Appleton Street
San Francisco, CA 94110 | 14. CAL 1-18(3), HUNTER'S VIEW
227/229 Westpoint Road
San Francisco, CA 94124 | 30. CAL 1-30B, 75-77 COLERIDGE STREET
San Francisco, CA 94110 |
| 2. CAL 1-2, POTRERO TERRACE
1095 Connecticut Street
San Francisco, CA 94107 | 15. CAL 1-18(4), ALICE GRIFFITH
207 Cameron Way
San Francisco, CA 94124 | 31. CAL 1-30C, 101-103 Lundy's Lane
San Francisco, CA 94110 |
| 3. CAL 1-3, SUNNYDALE
1654 Sunnydale Avenue
San Francisco, CA 94134 | 16. CAL 1-18(5), ROSA PARKS
1251 Turk Street
San Francisco, CA 94115 | 32. CAL 1-31, 25 SANCHEZ STREET
San Francisco, CA 94114 |
| 4. CAL 1-4, VALENCIA GARDENS
1792 15 th Street
San Francisco, CA 94103 | 17. CAL 1-18(6), PING YUEN NORTH
838 Pacific Avenue
San Francisco, CA 94133 | 33. CAL 1-32, 1760 BUSH STREET
San Francisco, CA 94109 |
| 5. CAL 1-8, WESTSIDE COURTS
2501 Sutter Street
San Francisco, CA 94115 | 18. CAL 1-18(7), Hayes Valley A
1654 Sunnydale Avenue
San Francisco, CA 94134 | 34. CAL 1-33, 275 THRIFT STREET
San Francisco, CA 94132 |
| 6. CAL 1-9, WESTBROOK
90 Kiska Road
San Francisco, CA 94124 | 19. CAL 1-18(10), WOODSIDE GARDENS
255 Woodside Avenue
San Francisco, CA 94127 | 35. CAL 1-34, 4101 NORIEGA STREET
San Francisco, CA 94122 |
| 7. CAL 1-10, POTRERO ANNEX
1095 Connecticut Street
San Francisco, CA 94107 | 20. CAL 1-18(13), MISSION DOLORES
1855 15 th Street
San Francisco, CA 94103 | 36. CAL 1-34, 363 NOE STREET
San Francisco, CA 94114 |
| 8. CAL 1-11, NORTH BEACH
531 Bay St
San Francisco, CA 94133 | 21. CAL 1-19(1), 990 PACIFIC AVE.
San Francisco, CA 94133 | 37. CAL 1-34, 200 RANDOLPH STREET
San Francisco, CA 94132 |
| 9. CAL 1-15, PING YUEN
799 Pacific Avenue
San Francisco, CA 94133 | 22. CAL 1-19(2), 1750 Mc ALLISTER STREET
San Francisco, CA 94115 | 38. CAL 1-35, 2206-68 GREAT HIGHWAY
San Francisco, CA 94116 |
| 10. CAL 1-16, ALEMANY
937 Ellsworth Street
San Francisco, CA 94110 | 23. CAL 1-20, 3850 18TH STREET
San Francisco, CA 94114 | 39. CAL 1-35, 2698 CALIFORNIA STREET
San Francisco, CA 94115 |
| 11. CAL 1-17A, HUNTER'S POINT -A-EAST
1137 Oakdale Ave
San Francisco, CA 94124 | 24. CAL 1-21, 320/330 CLEMENTINA STREET
San Francisco, CA 94103 | 40. CAL 1-36, 227 BAY STREET
San Francisco, CA 94133 |
| 12. CAL 1-17A, HUNTER'S POINT -A-WEST
1137 Oakdale Ave.
San Francisco, CA 94124 | 25. CAL 1-23, 1880 PINE STREET
San Francisco, CA 94109 | 41. CAL 1-37, 491 31ST AVENUE
San Francisco, CA 94121 |
| 13. CAL 1-18(1), JFK Towers
2451 Sacramento Street
San Francisco, CA 94115 | 26. CAL 1-27, 350 ELLIS STREET
San Francisco, CA 94102 | 42. CAL 1-39A, 939 EDDY STREET
San Francisco, CA 94109 |
| | 27. CAL 1-28, 666 ELLIS STREET
San Francisco, CA 94102 | 43. CAL 1-39B, 951 EDDY STREET
San Francisco, CA 94109 |
| | 28. CAL 1-29, 345 ARGUELLO BLVD.
San Francisco, CA 94118 | 44. CAL 1-41, 430 TURK STREET
San Francisco, CA 94102 |
| | 29. CAL 1-30A, 462 DUBOCE STREET
San Francisco, CA 94114 | 45. CAL 1-42, JOAN SAN JULE APTS.
1353-67 Eddy Street
San Francisco, CA 94115 |
| | | 46. ROBERT B. PITTS PLAZA
1150 Scott Street
San Francisco, CA 94115 |

I hereby certify that all the information stated herein as well as any information provided in the accompaniment herewith is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name & Title of Authorized HA Official
Gregg Fortner, Executive Director

Date:

X Signature



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

**6.3 CERTIFICATION OF PAYMENTS TO
INFLUENCE FEDERAL TRANSACTIONS**

Certification of Payments
to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name
SAN FRANCISCO HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding
2003 CAPITAL FUND PROGRAM (CFP)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
GREGG FORTNER	EXECUTIVE DIRECTOR
Signature	Date (mm/dd/yyyy)



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

6.4 *DISCLOSURE OF LOBBYING ACTIVITIES*

Disclosure of Lobbying Activities

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse side for Instructions.)

Public Reporting Burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Please do not return your completed form to the Office of Management and Budget; send it to the address provided by the sponsoring agency.

1. Type of Federal Action (enter appropriate letter) <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action (enter appropriate letter) <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type (enter appropriate letter) <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known SAN FRANCISCO HOUSING AUTHORITY 440 Turk Street San Francisco, CA 94102 Congressional District, if known _____			5. If Reporting Entity in No. 4 is Subawardee, enter Name and Address of Prime Congressional District, if known _____		
6. Federal Department/Agency U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			7. Federal Program Name/Description 2003 CAPITAL FUND PROGRAM CFDA Number, if applicable _____		
8. Federal Action Number , if known _____			9. Award Amount , if known \$ \$15,748,215		
10a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI) NONE			b. Individuals Performing Services (including address if different from No. 10a.) (last name, first name, MI) NONE		
11. Information requested through this form is authorized by Sec.319, Pub. L. 101-121, 103 Stat. 750, as amended by sec. 10; Pub. L. 104-65, Stat. 700 (31 U.S.C. 1352). This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.					
Signature Print Name GREGG FORTNER Title EXECUTIVE DIRECTOR Telephone No. (415) 554-1296 Date					
Federal Use Only					Authorized for Local Reproduction Standard Form-LLL (1/96)



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

7. SUMMARY OF ISSUES RAISED BY RESIDENTS, LOCAL OFFICIALS AND THE PUBLIC



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

7.1 CFP/HOPE VI RESIDENT ADVISORY BOARD (RAB)

**PHA PLAN – 2003 APPLICATION
RESIDENT ADVISORY BOARD (RAB) MEMBERSHIP**

SFHA RESIDENTS:

1.	Jackie Sachs	372 Baker Street #106	922-4721
2.	Gertie M. Crayton	491 31 st Avenue, #509	221-8369
3.	Tanzola Alexander	510 Webster Street	621-5060
4.	Inez Reid	345 Arguello St. #406	386-5158
5.	Trashanda White	444 Hyde Street #23	441-1663
6.	Cora Washington	1271 Eddy Street	931-2623
7.	Rose Mary Ozan	1261 Eddy Street	771-1923
8.	Rose G. Wong	430 Turk St. #311	552-3191
9.	Vera Stewart	1251 Turk St. #616	749-1651
10.	Clara Espinola	1114 Ortega Street #3	
11.	Rita de Filippo	125 Camby Dr. #7F	337-2933
12.	Danny Szeto	1110 Pacific Ave.	776-8487
13.	Abdul Salam Rada	201 Turk St. #207	673-4996
14.	Lina Johnson	362 Baker Street	563-5188
15.	Martha I. Mejia	1821 Hyde Street #2	292-6256

SFHA STAFF:

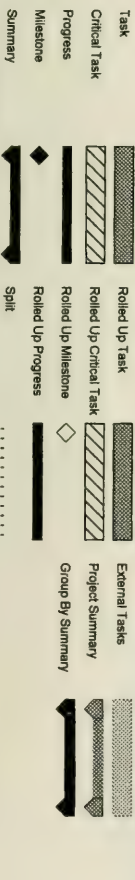
1.	Juan Monsanto	Housing Development, Planning and Program Manager	715-3214
2.	Alicia Sisca	Modernization, Senior Project Manager	715-3265
3.	Liz Tang	Housing Development Management Analyst	554-1267
4.	Terry Mulios	Finance, Budget Analyst II	554-1269
5.	Lima Ilalio	Housing Development, Senior Secretary	715-3210
6.	Ron Fazzio	Central Maintenance, Manager	715-3252



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

7.2 SCHEDULE OF ACTIVITIES

ID	Task Name	Duration	Start	Finish	Feb	Mar	2nd Quarter	3rd Quarter
1	Kick-off meeting	1 day	Thu 26/03	Thu 26/03	2/6		Apr	May
2	Processing first managers meeting	5 days	Tue 27/03	Mon 22/04	2/6	2/6		
3	Materials Processing	5 days	Tue 27/03	Mon 22/04	2/6	2/6		
4	Distribution of schedule and handout draft for approval	4 days	Tue 27/03	Mon 22/04	2/6	2/6		
5	Send Memorandum of invitation	1 day	Mon 22/04	Mon 22/04				
6	First Managers Meeting	1 day	Wed 30/03	Wed 30/03				
7	First Mass Mailing	14 days?	Tue 27/03	Fri 22/04				
8	Select quotation for mass mailing	3 days?	Tue 27/03	Thu 21/04				
9	Submit PR for Mass Mailing	3 days	Wed 27/03	Fri 22/04				
10	Submit letter and Input Forms for Translation	3 days	Wed 27/03	Fri 22/04				
11	Submit original letter for signature	3 days	Wed 27/03	Fri 22/04				
12	Order 12,000 envelopes from warehouse	3 days	Wed 27/03	Fri 22/04				
13	Solicit Mailing Addresses	3 days	Wed 27/03	Fri 22/04				
14	Pick up of mailing	1 day	Mon 22/04	Mon 22/04				
15	Mailing processing	5 days	Mon 22/04	Fri 22/04				
16	Mailing Out	1 day	Fri 22/04	Fri 22/04				
17	Community Partners 1st Meeting	8 hrs	Fri 30/03	Fri 30/03				
18	1st City Wide Residents Meeting	0 days	Tue 31/03	Tue 31/03				
19	1st City Wide Meeting processing	3 days	Wed 31/03	Fri 31/04				
20	Acknowledgement of Advisory Committee	4 days	Wed 31/03	Mon 31/04				
21	1st (RAB) Advisory Board Meeting	0 days	Tue 31/03	Tue 31/03				
22	1st Adv. Comm. Met. Processing	5 days	Tue 31/03	Mon 32/04				
23	Write and mail Minutes	3 days	Tue 31/03	Thu 32/04				
24	Process input sheets	3 days	Tue 31/03	Thu 32/04				
25	Prepare agenda and handouts for 2nd Meeting	1 day	Mon 32/04	Mon 32/04				
26	2nd (RAB) Advisory Board Meeting	1 day	Tue 32/04	Tue 32/04				
27	2nd Advisory Committee Meeting Processing	4 days	Wed 32/04	Mon 33/04				
28	Write and mail Minutes	3 days	Wed 32/04	Fri 32/04				
29	Process input sheets	3 days	Wed 32/04	Fri 32/04				
30	Prepare agenda and handouts for 3rd Meeting	1 day	Mon 33/04	Mon 33/04				
31	Processing second managers meeting	17 days	Tue 23/04	Wed 31/04				
32	Send Memorandum of invitation	1 day	Wed 31/04	Wed 31/04				



ID	0	Task Name	Duration	Start	Finish	Feb	Mar	2nd Quarter	Apr	May	Jun	3rd Quarter	Jul
33	✓	Phone calls to Managers	1 day	Tue 2/25/03	Tue 2/25/03								
34	✓	Second Managers Meeting	1 day	Tue 2/25/03	Wed 2/26/03								
35	✓	3rd (RAB) Advisory Board Meeting	1 day	Tue 4/1/03	Tue 4/1/03								
36	✓	3rd Advisory Committee Meeting Processing	3 days	Wed 4/2/03	Fri 4/4/03								
37	✓	Write and mail Minutes	3 days	Wed 4/2/03	Fri 4/4/03								
38	✓	Process input sheets	3 days	Wed 4/2/03	Fri 4/4/03								
39	✓	Processing third managers meeting	5 days	Wed 3/26/03	Tue 4/1/03								
40	✓	Send Memorandum of invitation	1 day	Wed 3/26/03	Wed 3/26/03								
41	✓	Phone calls to Managers	1 day	Tue 4/1/03	Tue 4/1/03								
42	✓	Third Managers Meeting	1 day	Wed 4/2/03	Wed 4/2/03								
43	✓	Community Partners 2nd Meeting	1 day	Wed 4/2/03	Wed 4/2/03								
44	✓	Public Hearing Advertisement	15 days	Mon 3/24/03	Sun 4/13/03								
45	✓	Submit PR to Purchasing Dept.	10 days	Mon 3/24/03	Fri 4/4/03								
46	✓	First Add: Start the count of 45 days required for Public Comments	0 days	Sun 4/6/03	Sun 4/6/03								
47	✓	Second Add	0 days	Sun 4/13/03	Sun 4/13/03								
48	✓	Second mass mailing	39 days	Tue 2/4/03	Fri 3/28/03								
49	✓	Submit letter and Input Forms for Translation	5 days	Tue 2/4/03	Mon 2/10/03								
50	✓	Submit original letter for signature	5 days	Tue 2/4/03	Mon 2/10/03								
51	✓	Deliver original documents to reproduction	3 days	Tue 2/11/03	Thu 2/13/03								
52	✓	Mailing processing	14 days	Fri 2/14/03	Wed 3/5/03								
53	✓	Mailing Out	1 day	Fri 3/28/03	Fri 3/28/03								
54	✓	Public Hearing	0 days	Tue 5/20/03	Tue 5/20/03								
55	✓	Public Hearing Meeting processing	8 days	Wed 5/21/03	Fri 5/30/03								
56	✓	Write and mail Minutes	4 days	Wed 5/21/03	Mon 5/26/03								
57	✓	Process input sheets	4 days	Tue 5/27/03	Fri 5/30/03								
58	✓	Final Approvals	17 days	Tue 5/27/03	Wed 6/18/03								
59	✓	Submit CFP Application for Executive Director approval	4 days	Tue 5/27/03	Fri 5/30/03								
60	✓	Submit CFP Application for Mayor approval	5 days	Mon 6/2/03	Fri 6/6/03								
61	✓	Submit Resolution for Board approval	13 days	Mon 6/2/03	Wed 6/18/03								
62	✓	Board approval	0 days	Thu 6/12/03	Thu 6/12/03								
63	✓	Submit Application to HUD	23 days	Thu 6/12/03	Mon 7/14/03								
64	✓	Send final Document for reproduction and distribution	5 days	Tue 7/15/03	Mon 7/21/03								





**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

7.3 CITYWIDE RESIDENT MEETING NOTES



SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • (415) 554-1200

February 24, 2003

Attention Residents and Resident Leaders:

The first meeting to discuss the Annual Plan for the San Francisco Housing Authority will be held at **1:30 P.M. Tuesday, March 11, 2003**, in the *Nevada Room* on the Second Floor of the Federal Building, 450 Golden Gate Avenue. **You must present a valid picture I.D. before you enter the Federal Building.**

Discussion topics will include all aspects of the Authority: Public Housing Management and Maintenance, Security, the Capital Fund Program (CFP), HOPE VI developments, Section 8 Housing, and Administrative Services.

In order to receive 2003 CFP funds, the Authority must submit to the U.S. Department of Housing and Urban Development (HUD) a comprehensive application. The Authority will submit the application request for this year based on the grant funds received for the 2002 CFP, which totaled \$15,748,215.

Over the next four months, the Authority plans to hold weekly meetings with residents throughout San Francisco in order to develop and update the *Five-Year* (2001 to 2005) *Plan* and the *2003 Annual Statement*. In order to assist with preparation of the Authority's Annual Submittal, a current copy of the Status Report on all Physical Improvements funded at each development and a copy of the current Five Year Plan will be provided at the March 11 meeting.

In order to reflect your concerns, the Authority has enclosed a survey. You may return the survey to your property management office, bring it with you on March 11, or mail it to the Authority's main office at 440 Turk Street. The survey questions are for both public housing and Section 8 residents.

Authority staff members from each department will meet with you on March 11 so that this important task can begin.

Sincerely,

Gregg Fortner
Executive Director

Attachment



The SFHA Needs Resident's Input for the 2003 Annual Plan

Please take a minute to answer these questions:

1. What needs to be done:

- a) in your apartment (Example: tubs & sink refinishing, kitchen cabinets, etc.)

- b) in you building (Example: handrails, exterior lighting, elevators and ventilation, etc.)

- c) in your development (Example: landscaping, perimeter fencing, etc.)

2. Unit Maintenance

Have you requested maintenance service for your unit in the past year? ☐ Yes ☐ No

- a) Were you satisfied with the telephone service when you called the SFHA to request repair work?

☐ Yes ☐ No, because _____

- b) Were you satisfied with the response time of the repair work you requested?

☐ Yes ☐ No, because _____

- c) Were you satisfied with the quality of the repair work?

☐ Yes ☐ No, because _____

3. SFHA Staff Communication (Property Management)

Have you visited your property office with a concern, issue, question in the past year?

☐ Yes ☐ No

- a) Was SFHA staff courteous?

☐ Yes ☐ No, because _____

- b) Was SFHA responsive to you?

☐ Yes ☐ No, because _____

- c) Was SFHA staff knowledgeable about the concern, issue, or question that you raised?

☐ Yes ☐ No, because _____

4. **Safety**

What are the safety issues in your community? Please check the items below that you think apply to the development you live in:

- ☐ Crime is no a problem in my development
- ☐ Bad lighting
- ☐ Illegal drug activity
- ☐ Presence of non-residents in my development
- ☐ Vacant and boarded-up units
- ☐ Slow / non-existent police response
- ☐ Other – please explain: _____

**The SFHA Needs Section 8 program participants input for the
2003 Annual Plan**

Please take a minute to answer these questions:

1. **Please indicate which re-certification process you prefer:**

- ☐ Office
- ☐ Home
- ☐ Mail in

2. **The Section 8 office on 1237 Van Ness Avenue is open Thursday evening until 8 p.m. Do you find this service:**

- ☐ Very helpful
- ☐ Not helpful

3. **Are you interested in the SFHA Homeownership Program?**

- ☐ Yes ☐ No

4. **Other comments:**

Thank you for offering your opinion to help us respond to your needs.



SAN FRANCISCO HOUSING AUTHORITY

440 Turk Street • San Francisco, California • 94102 • (415) 554-1200

24 de febrero, 2003

Atención Residentes y Residentes Líderes:

La primera reunión para discutir el Plan Anual de la Autoridad de la Vivienda de San Francisco será llevado a cabo el día martes 11 de marzo de 2003, a las 1:30 P.M. en el Salón Nevada ubicado en el 2^{do} piso del Edificio Federal, en el 450 de la Avenida Golden Gate. **Para poder acceder al Edificio Federal deberá presentar un documento de identidad válido.**

Los tópicos a discutir incluyen todos los aspectos de la Agencia y comprenden la Gerencia y el Mantenimiento de la Vivienda Pública, seguridad, el Programa de Fondos de Capital (CFP), los complejos de vivienda de HOPE VI, viviendas subvencionadas a través de la Sección 8, y los Servicios Administrativos.

Para poder recibir los fondos del CFP del año 2003, la Agencia debe someter al Departamento de Vivienda y Urbanismo de los Estados Unidos (HUD), una solicitud comprensiva de todos los aspectos enumerados anteriormente. Este año la Agencia someterá su solicitud basada en los fondos recibidos en el año 2002, que fueron \$15,748,215.

Durante los próximos cuatro meses (marzo, abril, mayo y junio) planeamos sostener reuniones semanales con residentes de toda la ciudad para desarrollar y actualizar el Plan Quinquenal (2001/2005) y el Plan Anual para el año 2003.

Para asistir en la preparación de Plan Anual de la Agencia, una copia actualizada del Status de las Mejoras Físicas en cada complejo de viviendas y una copia del actual Plan Quinquenal serán proveídas en la reunión del 11 de marzo de 2003.

Adjuntamos a esta carta un formulario para que pueda reflejar sus preocupaciones. Puede regresar el formulario completo a la oficina del Gerente de la Propiedad, presentarla en la reunión del 26 de marzo o enviarla por correo a la oficina principal en el 440 de la calle Turk. Las preguntas corresponden a Vivienda Pública y Sección 8.

Empleados representando a cada departamento se reunirán con usted el 11 de marzo de 2003 para poder comenzar con esta importante tarea.

Sinceramente,

Gregg Fortner
Director Ejecutivo



SAN FRANCISCO HOUSING AUTHORITY

440 Turk Street – San Francisco, California 94102 – (415) 554-1200

SFHA Datos de Necesidades de los Residentes de la Vivienda Pública para el Plan aAnual del 2003

Por favor tome un minuto para contestar las siguientes preguntas:

1. Cuáles son las nesidades de reparación:

a. **En su unidad** (Ejemplo: bañadera, fregadero, gabinetes etc.)

b. **En su edificio** (Ejemplo: barandillas, luces exteriores, elevador y ventilacion)

c. **En su conjunto de viviendas:** (Ejemplo: barandillas, jardineria, cercas empalizadas)

2. Mantenimiento de su Unidad

Ha solicitado servicio de mantenimiento durante el pasado año?

Si ☐

No ☐

a. Estuvo usted satisfecho con el servicio que le dieron por teléfono?

Si ☐

No ☐, porque?

b. Estuvo satisfecho con el tiempo de respuesta acerca del las reparaciones que solicitó?

Si ☐

No ☐, porque?

c. Estuvo satisfecho con la calidad de las reparaciones?

Si ☐

No ☐, porque?

3. SFHA Comunicacion con la oficina del gerente de la propiedad

A visitado usted la oficina del gerente de la propiedad con preguntas, problemas durante el pasado año? Si ☐

No ☐

a. Fue atento el personal de SFHA?

Si ☐

No ☐, porque?

b. El personal de SFHA se mostró disponible a sus demandas?

Si ☐

No ☐, porque?

- c. En su opinión puede decir que los administradores tenían conocimiento acerca de sus preguntas y demandas?
Si ☐ No ☐, porque?

4. Seguridad

Cuáles son los puntos cruciales de seguridad en su comunidad?

Por favor marque los que correspondan a su complejo de viviendas:

- ☐ El crimen no es un problema
- ☐ Mala iluminación
- ☐ Actividad con drogas ilegales
- ☐ Precencias de gente que no son residentes de su complejo de viviendas
- ☐ Unidades desocupadas
- ☐ Respuestas de la policía lentas/inexistentes
- ☐ Otro - por favor explique:

SFHA Datos de Necesidades para Residentes de Section 8 para el Plan Anual del 2003

Por favor tome un minuto para contestar las siguientes preguntas:

1. Por favor indique que proceso para recertificación prefiere

- ☐ Oficina
- ☐ En casa
- ☐ Por correo

2. La oficina de Section 8 de la calle 1237 VanNess Avenue está abierto los jueves hasta las 8pm de la tarde, En su opinión puede decir que este servicio es:

- ☐ Es servicial
- ☐ No es servicial

3. Esta interesado en el programa que ofrece el SFHA para comprar su vivienda?

Si ☐ No ☐

4. Otros comentarios:

Gracias por ofrecernos sus opiniones para mejorar la calidad de servicios y poder responder a sus necesidades.



SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

Ngày 28, Tháng Hai, Năm 2003

Dân Cư và Điều Hành Dân Cư Chú Ý:

Buổi họp đầu tiên để bàn luận đến chương trình Hàng Năm thuộc về Cục Gia Cư San Francisco sẽ được mở vào ngày Thứ Ba, 11 Tháng Ba, Năm 2003, tại Phòng Hội Nevada tại Lầu Hai của Tòa Nhà Liên Bang (Federal Building) 450 Đường Golden Gate. **Khi vào Toàn Nhà Liên Bang quý vị cần phải trình Thẻ Căn Cước.**

Đề tài bàn luận cộng chung luôn tất cả mọi khía cạnh của Cơ Quan gồm có Ban Quản Lý Nhà Ở Cộng Cộng và Ban Bảo Trì Sửa Chữa, Sự An Ninh, Chương Trình Quỹ Công Trái Tư Bản (CFP), Khu Phát Triển HOPE VI, Nhà Ở Đoạn 8, và Phục Vụ Hành Chính.

Theo thứ tự để nhận được Quỹ Công Trái CFP Năm 2003, Cơ quan cần phải đệ trình đơn xin đến Bộ Phát Triển Đô Thị Nhà Ở (HUD), toàn diện về đơn xin. Cơ Quan sẽ đệ trình đơn xin đòi hỏi cho năm nay trong số tài khoảng nhận được của Năm 2002 CFP, với số tài khoảng là \$15,748,215.

Trong bốn tháng tới đây dự định sẽ mở cuộc họp hàng tuần với dân cư trình bày thông qua Thành Phố và cho kịp thời gian tính trong vòng *Năm Năm* (2001 đến 2005) theo dự tính và 2003 *Bản Báo Cáo Tình Hình*.

Để giúp đỡ cho sự đệ trình hàng năm của Cơ Quan, phổ biến bản sao của Bản Báo Cáo Trình Trạng cho tất cả tài khoảng thuộc về sự cải thiện của mỗi khu phát triển và bản sao phổ biến chương trình Năm Năm sẽ được cung cấp vào buổi họp ngày 11 Tháng Ba.

Theo thứ tự khá hơn là sự phản chiếu cộng thêm sự quan tâm đến của quý vị kèm theo đây qua bản nghiên cứu. Quý vị có thể gửi trả lại bản nghiên cứu tại văn phòng nơi trú ngụ sau khi tham khảo, hoặc có thể quý vị mang theo vào buổi họp của Ngày 11 Tháng Ba, hoặc gửi đến SFHA Văn phòng Chính tại 440 Đường Turk. Thuộc về cả hai câu hỏi Gia Cư Cộng Cộng, và Dân Cư Nhà Ở Đoạn 8.

Nhân Viên Đại Biểu của mỗi ban sẽ tham dự buổi họp với quý vị vào ngày 11 Tháng Ba, đó là điều quan trọng khởi sự.

Chân Thành Cảm Tạ,

Gregg Fortner
Thay Mặt Giành Đốc Điều hành

Bản đính kèm



SFCGC cần quý vị cho thêm ý kiến của kế hoạch hàng năm Năm 2003
Xin vui lòng nhún chút thời gian để trả lời những câu hỏi sau đây:

1. Những gì cần được hoàn tất:

- a) Trong phòng quý vị (Thí dụ: Trang bị lại Bồn Tắm và bồn rửa chén, ngăn tủ nhà bếp, v.v.v)

- b) trong đơn vị chỗ ở (Thí dụ: tay vịn lan can, đèn ở ngoài, cầu thang máy và sự thông gió, v.v.v).

- c) Trong khu phát Triển (Thí dụ: Công viên, chu vi hàng rào, v.v.v)

2. Đơn vị sửa Chữa

Trong năm vừa qua quý vị có đòi hỏi về sự phục vụ của ban sửa chữa không? Có ☐ không ☐.

- a) Quý vị có hài lòng khi gọi điện thoại đến SFCGC để đòi hỏi việc sửa chữa không?

Có ☐ không ☐ tại vì _____

- b) Quý vị có hài lòng trong thời gian đáp ứng sự đòi hỏi sửa chữa của quý vị không?

Có ☐ Không ☐ tại vì _____

- c) Quý vị có hài lòng phẩm chất sửa chữa không?

Có ☐ không ☐ tại vì _____

3. SFCGC Sự giao thiệp Nhân Viên (Trưởng Phòng Quản Lý)

Trong năm vừa qua quý vị có đến Văn phòng hỏi những vấn đề đến sự quan tâm không? ☐ Có ☐ không

- a) Nhân Viên SFCGC có nhã nhặn không?

☐ Có ☐ không. Tại vì _____

- b) SFCGC trả lời như thế nào với quý vị?

☐ Có ☐ không, tại vì _____

- c) Nhân Viên SFCGC có thông hiểu sự quan tâm, vấn đề, hoặc nghi ngờ sự xây dựng của quý vị không?

☐ Có ☐ không, tại vì _____

4. An Toàn

Vấn đề nào an toàn nhất trong cộng đồng của quý vị? Xin vui lòng đánh dấu những ô dưới đây mà quý vị cho là cần thiết trong khu phát triển nơi quý vị ở:

- ☐ Tội phạm không là vấn đề trong khu phát triển của tôi
- ☐ Ánh sáng không tốt
- ☐ Không hợp pháp hoạt động về ma túy
- ☐ Sự có mặt những người không phải dân cư trong khu phát triển
- ☐ Bỏ trống và niêm phong đơn vị
- ☐ Chậm/sự đáp ứng của cảnh sát
- ☐ Ngoài ra - xin vui lòng giải thích: _____

SFCGC cần những người trong chương trình nhà ở Đoạn 8 tham gia ý kiến trong kế hoạch của Năm 2003

Xin vui lòng nhún chút thời gian trả lời những câu hỏi:

1. Xin chỉ định những quá trình nào thích hợp về sự tái cấp giấy chứng nhận

- ☐ Văn phòng
- ☐ Nhà
- ☐ Đến bằng Thư từ

2. Văn Phòng Nhà Ở đoạn 8 tại 1237 Đường Van Ness mở cửa vào Ngày Thứ Năm cho đến 8 giờ tối, về việc phục vụ này:

- ☐ Rất tốt trong sự giúp đỡ
- ☐ Không tốt về sự giúp đỡ

3. Quý vị có thích thú nghĩ đến SFCGC chương trình Làm Chủ Căn Nhà không?

- ☐ có ☐ không

4. Những bình luận khác:

Cám ơn quý vị đã cho chúng tôi những ý kiến theo nhu cầu đáp ứng của quý vị cần.



San Francisco Housing Authority

440 Turk Street, San Francisco, CA 94102 (415) 554-1200

二零零三年二月二十四日

親愛的住客及住客領袖們：

三藩市房屋局的第一個年度計劃討論會議將會在二零零三年三月十一日，下午一點半在Golden Gate街450號聯邦大樓二樓的Nevada房舉行。在進入聯邦大樓之前，你們必須出示有效的身份證。

討論議題將會包括房屋局的各方面：公共房屋管理和維修，保安，資金撥款計劃(CFP)，希望VI發展，第八段房屋，和行政服務。

要申請二零零三年的CFP補助金，本局必須要向聯邦房屋及市區發展部(HUD)呈交一份完整的申請書。本局跟據二零零二年總計基金所得金額為一千五百七十四萬八千二百十五元(\$15,748,215)而遞交今年申請要求。

在接著下來的四個月，本局計劃與全三藩市住客進行每星期的會議以求得到及修正五年(2001年至2005年)計劃和二零零三年的年度報告。

為幫助本局年度申請書作準，三月十一日的會議中將會提供一份包括每座樓宇的最新物質改善撥款的狀況報告和一份最新的五年計劃書。

為考慮到你們的意見，本局附有一份調查表，你們可將調查表歸還到物業管理辦公室，或在三月十一日會議當天一起帶回，或寄到本局的總辦公室440 TURK STREET。調查問卷適於公共的和第八段房屋的居民。

在三月十一日，每個部門人員將會出席，因此重要工作才可開始。

Gregg Fortner
行政主任啓

附有



三藩市房屋局二零零三年年度計劃
居民意見問卷

1 需要改善的地方：

a) 在你公寓內(例如：重修浴缸和洗滌槽，廚房櫃，等等)

b) 在你居住的樓宇內(例如：扶手，外面燈光，電梯和通風，等等)

c) 在你居住的整個社區內(例如：景色，周邊圍欄，等等)

2 單位維修

去年你有要求過單位維修服務嗎？☐有☐沒有

a) 當你打電話給三藩市房屋局要求修理工作時你對電話服務滿意嗎？
☐滿意 ☐不滿意，因為_____

b) 你對要求修理工作的回應時間滿意嗎？

☐滿意 ☐不滿意，因為_____

c) 你對修理工作的質量滿意嗎？

☐滿意 ☐不滿意，因為_____

3 三藩市房屋局工作人員的溝通(經理辦公室)

去年你有因顧慮或問題而拜訪過你的經理辦公室嗎？☐有 ☐沒有

a) 三藩市房屋局工作人員有禮貌嗎？

☐有 ☐沒有，因為_____

b) 三藩市房屋局工作人員理會你嗎？

☐理會 ☐不理會，因為_____

c) 對你提出的顧慮，或問題，三藩市房屋局工作人員夠專業嗎？

☐夠 ☐不夠，因為_____

4 安全

在你社區內有什麼安全問題嗎？請在下面項目打勾，假如你認為是在你居住的社區內：

☐ 在我的社區沒有罪行問題

☐ 燈光很差

☐ 非法的毒品活動

☐ 非居民在我的樓宇出現

☐ 空置及封蓋單位

☐ 慢/沒有存在的警察負責

☐ 其他-請說明：_____

SFHA 2003年年度計劃
第八段房屋計劃參加者意見問卷

1. 請表明你喜歡哪一個重新憑證的程序(recertification process)：

☐ 辦公室

☐ 在家

☐ 郵寄

2. 在1237 Van Ness Avenue的第八段房屋辦公室星期四晚上辦公到晚上八點。你覺得這個服務：

☐ 非常有幫助

☐ 沒有幫助

3. 你對三藩市房屋局的住客置業計劃感興趣嗎？

☐是 ☐不是

4. 其他意見：

感謝你提供你的意見幫助我們回應你的需要。



San Francisco Housing Authority

440 Turk Street, San Francisco, CA 94102, Phone: (415) 554-1200

24 февраля 2003г

К вниманию жильцов и лидеров жильцов

Первая встреча для обсуждения ежегодного плана жилищного управления Сан Франциско состоится во вторник, 11 марта 2003г в 13:30 по адресу: Nevada Room, на втором этаже Federal Building, 450 Golden Gate Avenue. Вы должны иметь при себе ID, чтобы Вас пропустили в Federal Building.

В обсуждаемые темы будут включены все аспекты работы агентства: вопросы управления государственными домами, техническое обслуживание, безопасность, фондирование: Capital Fund Program (CFP), HOPE VI developments, 8 программа, административные услуги.

Для того, чтобы получить фонды CFP на 2003г, управление должно передать в департамент развития государственных домов и городов (HUD) всесторонний отчёт—заявление.

Управление составляет данную заявку на 2003г, основываясь на фондах, полученных в 2002г CFP, что выразалось в сумме \$15,748,215.

В течении следующих четырёх месяцев управление планирует проводить еженедельные встречи с жильцами повсюду в Сан Франциско, для обсуждения разработки и текущего развития пятилетнего плана (2001– 2005гг) и ежегодного плана на 2003г.

С целью помощи в подготовке ежегодного плана управления, текущая копия статистического отчёта всех физических улучшений, фондируемых каждому государственному дому, а также копия текущего пятилетнего плана, будут доступны на встрече 11 марта.

Для лучшего отражения проблем, волнующих Вас, в письмо вложен опросник. Вы можете вернуть заполненную анкету в Ваш офис или принести её на встречу 11 марта, либо выслать по почте в главный офис SFHA, 440 Turk Street. Вопросы в анкете касаются как жильцов государственных домов, так и жильцов — участников 8 программы.

На встрече с Вами 11 марта будут присутствовать представители всех служб, так что начинается важная работа.

Искренне Ваш,

Gregg Fortner

Исполнительный директор

Приложение



**SFHA необходимо мнение жильцов для составления
ежегодного плана на 2003г**

**Пожалуйста, уделите минутку времени для ответа на
следующие вопросы:**

1. Что нужно сделать:

- a) в Вашей квартире (например: ремонт ванны и умывальника, кухонных шкафов и т. д.)
-
-

- b) в Вашем доме (например: перила, наружное освещение, лифты, вентиляция и т. д.)
-
-

- c) на территории дома (например: ландшафт, забор по периметру и т. д.)
-

2. Техническое обслуживание квартиры

Обращались ли вы по поводу технического обслуживания Вашей квартиры за последний год? ☐ да ☐ нет

- a) Были ли Вы удовлетворены телефонным обслуживанием, когда Вы звонили в SFHA и заказывали ремонтные работы?

☐ да ☐ нет, потому, что

- b) Были ли Вы удовлетворены ответом, указывающим время на выполнение Вашего заказа на ремонт? ☐ да ☐ нет потому, что
-

- c) Были ли Вы удовлетворены качеством ремонтных работ? ☐ да ☐ нет потому, что
-

3. Контакт с работниками SFHA (штат управления собственностью)

Посещали ли Вы офис управления собственностью в Вашем доме по различным вопросам за последний год? ☐ да ☐ нет

- a) Были ли работники SFHA вежливы? ☐ да ☐ нет потому, что
-

- b) Проявили ли работники SFHA отзывчивость к Вашим проблемам? ☐ да ☐ нет потому, что
-

с) Компетентны ли были работники SFHA в тех вопросах которые Вы поднимали?

☐ да ☐ нет потому, что _____

4. Безопасность

Какие проблемы с обеспечением безопасности в Вашем доме? Пожалуйста, отметьте те пункты, указанные ниже, которые, как Вы считаете, относятся к Вашему дому:

- ☐ Криминал не является проблемой в нашем доме
- ☐ Плохое освещение
- ☐ Нелегальная деятельность, связанная с распространением наркотиков
- ☐ Присутствие посторонних людей в доме
- ☐ Пустые и заколоченные квартиры
- ☐ Медленная или безответная реакция полиции
- ☐ Другое—пожалуйста объясните: _____

SFHA нуждается в помощи участников 8 программы для составления ежегодного плана на 2003г. Пожалуйста, уделите несколько минут для ответов на следующие вопросы:

1 Пожалуйста, укажите какой процесс перерегистрации Вам предпочтителен:

- ☐ Офис
- ☐ Дома
- ☐ Почтой

2 Офис на 1237 Van Ness Avenue, обслуживающий участников 8 программы, работает в четверг вечером до 20:00. Вы считаете такой сервис:

- ☐ очень полезным
- ☐ бесполезным

3 Вас заинтересовала программа SFHA о домовладельцах?

- ☐ да ☐ нет

4 Другие комментарии:

Благодарим Вас за выраженное Вами мнение, которое поможет нам в решении Ваших проблем.

CITYWIDE RESIDENT MEETING
TO DISCUSS THE FY 2004 ANNUAL PLAN
TUESDAY, MARCH 11, 2003 AT 1:30 P.M.
AT 450 GOLDEN GATE AVENUE, SAN FRANCISCO, CA 94102
NEVADA ROOM, 2nd FLOOR

A G E N D A

1. OVERVIEW OF THE PHA PLANNING PROCESS

2. ADMISSIONS AND CONTINUED OCCUPANCY

- ☒ Flat Rent
- ☒ Eligibility Preferences
- ☒ Transfers

3. SECTION 8 ADMINISTRATIVE PLAN

- ☒ Single Room Occupancy Units
- ☒ Bedroom Allocation

4. CAPITAL FUND PROGRAM

- ☒ Purpose and objectives of the Capital Fund Program (CFP)
- ☒ Components of CFP
- ☒ Performance and Evaluation Report of active CFP during current Fiscal Year.

5. HOPE VI

- ☒ HOPE VI Overview and Status
- ☒ Demolition/Disposition Applications
- ☒ Plans for Increasing Availability of Affordable Housing

6. DIVERSITY AND CIVIL RIGHTS

- ☒ Overview of Civil Rights Policy
- ☒ Reporting of Incidents
- ☒ Civil Rights Information Telephone Lines
- ☒ Civil Rights Information Telephone Lines.

7. QUESTIONS & ANSWERS



**San Francisco Housing Authority
City and County of San Francisco**

1815 Egbert Avenue
San Francisco, CA 94124
(415) 715-3265 fax: (415) 715-3243
email: siscaa@sfha.org

CFP

CAPITAL FUND PROGRAM (CFP) 2003 ANNUAL SUBMITTAL

**PHA City Wide Resident's Meeting
Tuesday, March 11, 2003. 1:30 P.M.
Federal Building, Nevada Room, 2nd Floor
450 Golden Gate Ave.**

A. COMPONENTS OF CAPITAL FUND PROGRAM ANNUAL SUBMITTAL

1. Executive Summary
2. Physical Needs Assessment
3. Management Needs Assessment
4. Five-Year Action Plan
5. Local Government Statement
6. Board of Commissioners Resolution
7. Annual Statement
8. Performance and Evaluation Report (P&ER)

B. CAPITAL FUND PROGRAM

Primary Objective:

- To provide modernization assistance to PHA's which manages 500 or more units.
- To provide considerable discretion to PHA on what, how and when the expenditure of funds could be used.
- To simplify the program of Federal Assistance for capital improvements.
- To provide increased opportunities and incentives for more efficient management.
- To give PHA's greater control in planning and expending funds for modernization, rehabilitation, and improvement of housing developments.

C. PURPOSE OF CAPITAL FUND PROGRAM

- Identifies all of the physical and management improvements needed for the PHA and all of its developments.
- Set forth strategies and a plan of action to improve the PHA's and its developments to the following standards:
 - Modernization and energy conservation standards.
 - An acceptable level of performance in the area of management.
 - Additional Management needs as required.

D. PHYSICAL NEEDS ASSESSMENT

Provide a general description of all unfounded physical improvements that the PHA would need to undertake to bring that development to a level at least equal to the modernization and energy conservation standard and to comply with other program requirements.

The following are taken into consideration in preparing the Physical Needs Assessment:

- Reasons for any vacancies and work necessary to return the units to occupied status.
- Work necessary to ensure long-term viability.
- Replacement needs of equipment, systems and structural elements.
- Work necessary to meet Housing Quality Standards.
- Lead-based paint testing and abatement requirements.
- Section 504 needs assessment.
- Physical disparities between buildings occupied predominantly by minorities and non-minorities, and the physical improvements.
- Develop deficiencies requiring corrections and are eligible for CFP funding.

Sources of information for gathering data for Physical Needs Assessment:

- Previous physical needs assessments to develop the CAPITAL FUND PLAN for Modernization or to prepare for Joint Review under the Comprehensive Improvement Program.
- PHA annual inspection reports of dwelling units.
- PHA maintenance records.
- Resident complaint records.
- Schedule for LBP testing and the results of LBP testing.
- Section 504-assessment and /or transition plan.

- Energy audit updates.
- PHA's comprehensive Occupancy Plan (COP).
- Recent HUD review reports.

E. MANAGEMENT NEEDS ASSESSMENT:

Identify all improvements needed to upgrade the management and operation of the PHA and of each viable development so that decent, safe and sanitary living conditions will be provided.

Management Needs Assessment identified are classified under two categories:

- Mandatory Improvements
- Optional improvements

Mandatory Improvement:

- The management, financial, and accounting control systems.
- The adequacy and qualifications of personnel.
- The adequacy and efficiency of resident programs and services.
- Open audit findings.
- Management deficiencies in an existing HUD-approved Action Plan or Memorandum of Agreement- before PHAS implementation.
- Management deficiencies in an existing HUD- approved MOA based on PHAS.
- Management deficiencies identified under the PHAS.
- Management deficiencies through HUD monitoring.

Optional Improvements:

- Identified through PHA self-assessment.
- Identified through PHAS evaluation as a recommendation to improve overall performance rating.

F. FIVE –YEAR ACTION PLAN:

Establish the PHA's funding and work priorities among its developments for each year of the five-year period.

Set forth board categories of work to address the physical and management deficiencies, or portion of the deficiencies that the PHA intends to fund during the five year period.

The following types of work items are scheduled prior to other activities of the PHA:

- Correct emergency conditions.
- Statutory or other legally mandated requirements.
- Section 504 needs assessment.
- LBP testing requirements.

G. ANNUAL STATEMENT:

An annual submittal by the PHA to HUD of the activities and related costs it expects to fund with annual grant.

H. LOCAL GOVERNMENT STATEMENT:

The local jurisdiction of each PHA signs the CAPITAL FUND PROGRAM and the Annual Statement. The signature is a certification that:

- The Local Government was consulted in the preparation of the CAPITAL FUND PROGRAM and the Annual Statement.
- The CAPITAL FUND PROGRAM and the Annual Statement is consistent with the general local government's assessment.
- The PHA's drug elimination activities are coordinated with the local drug elimination strategies and neighborhood improvement programs.

I. BOARD OF COMMISSION RESOLUTION:

A Resolution is approved by the Board of Commissioners approving the CAPITAL FUND PLAN and the Annual Statement, which certifies that the PHA has complied with HUD requirements.

J. EXECUTIVE SUMMARY:

Objective:

Sets forth the PHA's overall modernization strategy and highlights any special problems and strategies.

Purpose:

To facilitate review and comprehension of the supporting documents of the Capital Fund Plan.

The following items are included in the Executive Summary.

- Summary of Preliminary Estimated Cost.
- Strategy Statement
- Statement on Developments with Comprehensive Modernization in Progress.
- Description of Resident Partnership and summary of general issues.

K. ROLE OF RESIDENT ADVISORY BOARD (RAB) AND MEMBER SELECTION:

The Resident Advisory Board will be the key vehicle for resident involvement in the process of identifying physical and management improvement needs, in conjunction with the Housing Authority staff representatives.

The Resident Advisory Board meetings will focus on the overall needs of the agency (both physical and management), and how best to utilize available CFP resources to meet them.

L. FIVE YEARS ACTION PLAN PRIORITIES:

There will be two steps in setting priorities:

- a) After performing the analysis of needs (both physical and management), the Committee will evaluate them and compute cost estimates.
- b) The Committee will develop strategies for consensus building, relying on the following factors:
 1. Prioritize funding of statutory requirements and the inclusion of no-cost management improvements; then,
 - 2: Maintaining a HA - wide perspective the Advisory Committee will make funding decisions objectively, based on the Physical and Management Needs Assessment Prepared for 1997 Annual submittal, taking under consideration physical conditions, location, and other viability factors, as well as age of the structures and other objective data.

M. PERFORMANCE AND EVALUATION REPORT:

Each PHA must annually submit to the Field Office as part of its PHA Plan, the Performance and Evaluation Report for each approved Annual Statement including replacement housing factor or emergency grants, where the PHA is still expending funds. The reporting period ends six months before the start of a PHA's fiscal year. This report will be submitted as part of the Annual Plan submission and thus subject to the public hearing process. Formerly, under the CGP, such reports were for the program year ending June 30th and were due on September 30th.

BS/BD/AS
2003 PHA Plan
cc: 03CFP File

**2003 PHA PLAN ANNUAL SUBMITTAL – 1ST RESIDENT CITYWIDE
MEETING**

TUESDAY, MARCH 11, 2003

1:30 P.M.

450 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

NEVADA ROOM

FACILITATOR: RUFUS DAVIS, MANAGEMENT ANALYST

MINUTES

**1) OPENING REMARKS AND INTRODUCTIONS
OVERVIEW OF THE PHA PLANNING PROCESS**

Naja Boyd, Deputy Executive Director, Welcomed attendees and provided a brief description of the submittal process in her opening remarks. Mrs. Boyd proceeded to introduce the authority staff present at the hearing.

Introductions: Nanette Sparks Manager of Eligibility

Introductions of staff

A schedule of Resident Advisory Board Meeting was discussed as follows:

All attendees were invited to participate as a Resident Advisory Board (RAB) member in order to assist in the process of developing the 2003 PHA Plan. A Sign-In Sheet was circulated for those interested parties to the 2003 RAB. Emphasis was put on for the residents to be part of this planning process by signing up to be on the following committees and how important it is to become involved.

March 12, 2003 - Acknowledgement of Advisory Committee Meeting

March 18, 2003 – 1st Resident Advisory Board Meeting – 440 Turk Street, 2nd Floor, IG Room - 1:30 p.m. – 3:30 p.m.

March 25, 2003 – 2nd Advisory Board Meeting – 440 Turk Street, 2nd Floor, IG Room
1:30 – 3:30 p.m.

April 1, 2003 – 3rd Advisory Board Meeting = 440 Turk Street, 2nd Floor. IG Room
1:30 – 3:30 p.m.

May 20, 2003 – Public Meeting: all interested parties will be invited.

Agenda: Annual Planning Process

- 2) Admission and Continued Occupancy for Public Housing and Section 8 Preferences and Protocol
 - 1) What's considered homeless
 - 2) Receiving Public Housing/Section 8
 - 3) Domestic Violence
 - 4) Living in a Shelter
 - 5) Paying 50% or more of your income
 - 6) Priorities
 - 7) Transfers

Beginning in May, there will be rental changes for Public Housing residents. There will be two options for payment of rent:

- Flat Rate
- or
- Continuation of 30% of your income

You will have the option of paying the lower of the two.

-Ceiling Rent will no longer exist

3) SECTION 8 ADMINISTRATIVE PLANS

- =Will continue to gain Section 8 Certificates/Vouchers
- =Will be issuing 2 Br voucher for a parent and child regardless of age. Pregnant mom will also be issued a 2BR.
- Will be permitting SRO's under tenant-based Boucher Program as a reasonable accommodation for disabled individuals.
- Will be issuing one bedroom to one person households if they find a one bedroom unit and wish to upgrade their Voucher.

4) .ROBERT DAHLSTROM, Deputy Administrator for Housing Development and Modernization

The Capital Fund Program comes from a Grant given through HUD and Congress. The Authority allocation was of approximately \$15 million for 2002.

Provide Money to maintain the developments on a long-term basis, not routine maintenance or operating expenses

- Capital Improvements (Roofing, Boilers etc.)
- Grant (not to fund maintenance)

Part of the Management Needs, and Physical needs, which is part of the five-year plan, which derives from the 20-year plan

1 Year Plan is the most critical- it lays out scope of work that needs immediate attention
Money will become available in October of this year.

Management Assessment
Physical Assessment

5 Year Plans lays out scope of work within 5 Years

- Mayor's Office
- Performance and Evaluation Reports are distributed.
- Surveys help SFHA do find out what is required to be done within interior and exteriors

All items are set on a priority basis, based on tenants requirements and needs

5) Juan Monsanto-Hope VI Programs/Housing Developments

Funding through an Act passed by the U.S. Congress—

- Renovations/Demolition of the worst sites
- Hayes Valley-completed
- Bernal Dwellings-completed
- Plaza East-completed
- North Beach- under construction
- Valencia Garden- in design/development stage
- Looking into possibilities for Alice Griffith and Hunters View

Sites are chosen on various reasons: Seismic Foundation, Crime, Age, Plumbing and the deterioration of the building.

SFHA is working with TODCO a developer that helps SFHA provide more affordable housing.

With HUD cuts there will be a need to look for alternative ways to finance and build future affordable housing

6) Diversity and Civil Rights-Buddy Choy, Administrator of the Office of Fair Housing

Security
Harassment

Discrimination Act

SFHA's goal is to promote "fairness" no matter what your race, creed, or sexual orientation.

Hotlines are available at all Property Offices and 440 Turk Street in all languages. These hotlines are available for reporting incidents.

Translation services are available.

There's an information telephone line available

7) **RESIDENT'S CONCERNS:**

Safety

Security

Rent Changes for Public Housing

When will tenants be notified of new changes regarding Flat Rates vs. 30% of income

When are new tenants able to receive new appliances

Self Sufficiency Programs Availability

MEETING CLOSED 3:30 P.M.

Minutes prepared and edited by Brenda Moore and Rufus Davis of the San Francisco Housing Authority.



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

7.4 PUBLIC HEARING NOTES



SAN FRANCISCO HOUSING AUTHORITY

**The San Francisco Housing Authority Invites You to Attend a Public
Hearing on Its 2003-04 Draft Public Housing Authority Plan**

**1:30 P.M.
Tuesday, May 20, 2003
West Bay Conference Center
1290 Fillmore Street (@ Eddy Street)**

Municipal Railway Lines: 5, 22, 31 and 38

Discussion Topics Include:

- **Section 8 Administrative Plan**
 - **Public Housing Admissions**
 - **The Capital Fund**
 - **Fair Housing**
-



**SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT DEPARTMENT
MODERNIZATION AND CONSTRUCTION DEPARTMENT**

May 16, 2003

SFHA
2003 PHA Plan Submittal
CFP and HOPE VI Resident Advisory Board Sub-Committee

Dear Advisory Board Member:

Thank you for your input and time attending the Capital Fund Program (CFP) and HOPE VI Resident Advisory Sub-Committee.

**Please plan to attend the Public Hearing scheduled for Tuesday, May 20, 2003.
(Find attached detailed information).**

If you have any questions or concerns, please call me at 415/715-3265 for CFP related matters or Juan Monsanto for HOPE VI related matters at 415/715-3217.

Sincerely,

Alicia Sisca
Senior Project Manager
Housing Development and Modernization Department

Attachment

Cc: B. Smith, J. Monsanto, B. Dahlstrom, R. Davis
2003 PHA Plan File

Ilalio, Lima

From: Ilalio, Lima
Sent: Thursday, April 03, 2003 9:00 AM
To: Chan, Jean
Cc: Sisca, Alicia; Germany, Don
Subject: FW: ADVERTISEMENT

Follow Up Flag: Follow up
Flag Status: Flagged

Jean,
Per Don, I've received an em-mail this morning that you handle Advertisement for HDD/MOD. Request for your assistance immediately on this Public Hearing. Can we also receive a copy of the advertisements once they are published.
Thank you.
Lima

-----Original Message-----

From: Ilalio, Lima
Sent: Wednesday, April 02, 2003 11:05 AM
To: Germany, Don
Cc: Sisca, Alicia
Subject: ADVERTISEMENT

Hello Don,
Can you please assist me on advertising the attached Public Hearing Meeting as instructed on the Advertisement Request form. The SF Chronicle is requested to be publish on Sundays effective 4/6/03. P.O. #'s are as follows:

- | | | |
|----|--------------|---------------|
| 1) | SF Chronicle | PO 24306 |
| 2) | New Bay View | PO 21020 |
| 3) | Sing Tao | PO 21021 |
| 4) | Internet | (Procurement) |

Please let me know if I need to do anything else to assist you. Thank you.



2003 PHA PLAN
Advert.doc

Lima

ADVERTISEMENT REQUEST
SAN FRANCISCO HOUSING AUTHORITY

File

RUSH

OUTREACH SOURCES:

- ☒ SF City Outreach Services
☒ SF Chronicle/Examiner
☐ Daily Pacific Builder
☐ California State Contract Register
☒ SF City Website

- ☒ SBA
☒ Sub-Net
☒ BidNet
☒ MBDA
☐ SF Building and Construction
Trades Council

☒ Other S.F. Bayview 1 day (Wed.), SING TAO DAILY NEWSPAPER

DESCRIPTION

**SAN FRANCISCO HOUSING AUTHORITY
PUBLIC HEARING**

The San Francisco Housing Authority will hold a Public Hearing on the Public Housing Authority (PHA) Plan.

Discussion topics will include all aspects of the Authority: Public Housing Management and Maintenance, Security, the Capital Fund Program (CFP), HOPE VI developments, Section 8 Housing, and Administrative Services.

The Public Hearing will be held on May 20, 2003 at 1:30 P.M., at The West Bay Conference Center 1290 Fillmore Street (Cross Street: Eddy Street) Municipal Railway Lines: 5, 22, 31 and 38

You are invited to attend. A copy of the draft of the Annual Submittal will be provided to all elected resident association presidents and be posted at all property offices so that it can be reviewed in advance of the Hearing.

The Authority is hopeful that you will participate in developing this important PHA Plan.

SPECIAL INSTRUCTIONS:

REFERENCE:

*SF CHRONICLE TO BE ADVERTISED effective:
SUNDAY (S) 4-6-03, 4-20-03, 5-4-03, 5-25-03 > cancelled
OKing. MR.*

Requested By: LIMA ILALIO Date: 3/24/02 Supervisor: Barbara Smith Date 3/24/02

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Size = 6X4

PO# 21021



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廣告合約 ADVERTISING CONTRACT

Advertiser SF Hearing Authority Contact Joan Chan Ad# 415

Address 440 Turk St. City SF State CA Zip 94102 Tel# 415 41255 Fax# 415 1258

Start Date 4/8/03 End Date PO# 21021 TF Days Sun Mon Tue Wed Thu Fri Sat Year Sheet 1

- Remarks _____
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☐ Home Beauty ☐ Attorney ☐ Realty ☐ Restaurant ☐ Travel ☐ Massage ☐ Christian Supply
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4/8	SF Hearing Authority Public Hearing	PO# b/w	6	4	24	6-	144-	20	115.20	1	115.20

1. ☐ [initial] I understand that if I do not meet the minimum weeks contracted for, the rate of current open rate per column inch for the space actually used will apply.

2. ☐ [initial] I understand that Times Per Month varies depending upon the calendar month.

3. ☐ [initial] I understand that at the end of each term of this contract, it shall be renewed automatically for an additional term, unless written notice to the contrary is given by either party 30 days prior to its renewal. I understand the rate for the additional term will be based on the latest published contract rate.

本人明白此合約期限為30天,任何一方可以書面通知不再續約,否則此合約將自動延續。本人明白續約的廣告刊費是以最新合約刊費為基準。

Signature of Advertiser Joan Chan Position Ad. Contract Mgr. Date 4/4/03

Account Executive Angela Wong Approved by _____

The terms and conditions on the reverse part of this agreement

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Contract Term: _____

Prepaid Discount: _____

Other Charges: _____

TOTAL = 115.20

RENT 693 HOTELS & MOTELS 695 GARAGE, STORAGE 705 BUSINESSES FOR SALE 710 BUSINESS OPPORTUNITIES 711 LAB/RESEARCH/MED/DENTAL EQUIPMENT 730 MOTELS, HOTELS 740 MOBILE HOME PARKS 741 SPACE SAVING MHP

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The Authority is hopeful that you will participate in developing this important PHA Plan.

**LA AUTORIDAD DE LA VIVIENDA DE SAN FRANCISCO
AUDIENCIA PUBLICA**

La Autoridad de la Vivienda de San Francisco convoca a una Audiencia Pública para discutir El Plan de Vivienda Pública.

Los tópicos a discutir incluyen todos los aspectos de la Agencia y comprenden la Gerencia y el Mantenimiento de la Vivienda Pública, seguridad, el Programa de Fondos de Capital (CFP), los complejos de vivienda de HOPE VI, viviendas subvencionadas a través de la Sección 8, y los Servicios Administrativos.

La Audiencia Pública será llevada a cabo el día martes 20 de mayo de 2003, a la 1:30 P.M. en el Centro de Conferencias de la Bahía del Oeste, en el 1290 de la calle Fillmore (esquina con la calle Eddy) Transporte público municipal #5, 22, 31 y 38.

Usted está invitado a participar. Una copia del Plan Preliminar será entregada a todos los Presidentes electos de las Asociaciones de Residentes y estará disponible en todas las Oficinas de los Complejos Habitacionales, por si estuviera interesado/a en verla antes de la Audiencia Pública.

La Autoridad de La Vivienda espera contar con su participación para desarrollar este importante Plan.

**ЖИЛИЩНОЕ УПРАВЛЕНИЕ САН ФРАНСИСКО
ПУБЛИЧНЫЕ СЛУШАНИЯ**

Жилищное управление Сан Франциско будет проводить публичные слушания плана по государственным домам(PHA).

Темы обсуждения будут включать все аспекты: Управление государственными домами и их техническое обслуживание, безопасность, программа Capital Fund(CFP), программа HOPE VI developments, 8-ая программа, административные услуги.

Публичные слушания состоятся 20 мая 2003г в 13:30 по адресу: The West Bay Conference Center, 1290 Fillmore Street (на пересечении с Eddy Street), автобусные линии; 5, 22, 31, 38..

Вас приглашают посетить слушания. Копия чертежа плана: Annual Submittal будет доступна всем выбранным президентам ассоциаций жильцов и будет вывешена во всех офисах домов, и Вы сможете ознакомиться с ней перед слушаниями.

Администрация надеется, что вы примите участие в совершенствовании данного важного плана PHA.

**CỤC GIA CƯ SAN FRANCISCO
BUỔI HỌP ĐIỀU TRẦN CÔNG CỘNG**

Cục Gia Cư San Francisco sẽ mở Buổi Điều Trần thuộc về chương trình Cộng Đồng Cục Gia Cư (PHA).

Đề tài bàn luận cộng chung luôn tất cả mọi khía cạnh của Cơ Quan gồm có Ban Quản Lý Nhà Ở Cộng Cộng và Ban Bảo Trì Sửa Chữa, Sự An Ninh, Chương Trình Quỹ Công Trái Tư Bản (CFP), Khu Phát Triển HOPE VI, Nhà Ở Đoạn 8, và Phục Vụ Hành Chính.

Buổi họp điều trần sẽ được mở vào ngày 20 Tháng Năm, Năm 2003, lúc 1 giờ 30 tại Phòng Hội West Bay 1290 Đường Fillmore (Đường ngang: Đường Eddy) đón xe trạm: số 5,22,31 và 38

Thân mời quý vị đến tham dự buổi họp. Bản sao của đồ án Trình Đề Hàng Năm có sẵn chuẩn bị cung cấp đầy đủ và sẽ dán tại các Văn Phòng Hội Đồng để quý vị duyệt xét lại trước buổi họp đầu tiên.

Cục Gia Cư chúng tôi hy vọng quý vị tham gia trong sự Phát Triển này rất quan trọng trong chương trình Cộng Đồng Gia Cư (PHA).

三藩市房屋局

公聽會

三藩市房屋局將舉行一個關於公共房屋(PHA)計劃書的公聽會。

討論議題將會包括房屋局的各方面：公共房屋管理和維修，保安，資金撥款計劃(CFP)，希望VI發展，第八段房屋，和行政服務。

公聽會將會在二零零三年五月二十日，下午一點半在1290 Fillmore街(夾Eddy街)的West Bay Conference Center舉行。公共汽車線：5，22，31，和38

你們被邀請出席。一份年度建議書的草案將提供給全體被選的住客聯會主席及張貼在全部的物業辦公室如此在公聽會之前可檢閱。

本局希望你們會參加發展這個重要的PHA計劃。

**Public Hearing
for the San Francisco Housing Authority Annual Plan
Fiscal Year 2004
1:30 P.M. to 3:30 P.M.
Tuesday, May 20, 2003
West Bay Conference Center
1290 Fillmore Street
San Francisco, California**

Agenda

- I.** Introduction/Overview --- **Rufus Davis**
- II.** Review of Admissions and Continued Occupancy Policy (Draft) --- **Nannette Sparks**
 - A. Preferences
- III.** Section 8 Administrative Plan (Draft) --- **Tony Ucciferri**
 - A. Changes in Occupancy Standards
 - B. Changes in Housing Quality Standards Responsibility
- IV.** Capital Fund Program Report --- **Robert Dahlstrom**
 - A. Proposed 2003 Annual Statement
 - B. Proposed 2003 Five-year Plan
 - C. Performance and Evaluation Reports
 - 1. 2000 Capital Fund Program, Account 710
 - 2. 2001 Capital Fund Program, Account 711
 - 3. 2002 Capital Fund Program, Account 712
- V.** HOPE VI/Affordable Housing Opportunities --- **Juan Monsanto**
 - A. HOPE VI Program
 - B. Demolition/Disposition Applications
 - C. Plans for Increasing Availability of Affordable Housing
- VI.** Summarization of the Annual/Five Year Plan Template & Supporting Documents --- **Rufus Davis**
- VII.** Adjournment

Written Comments

San Francisco Housing Authority Annual Plan Comments C/o Rufus Davis 440 Turk Street San Francisco, CA 94102	Fax Comments to Rufus Davis: (415) 554-1258	E-Mail Comments to Rufus Davis: davisru@sfha.org
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Vista Publica
Plan Anual para la Autorida de la Vivienda de San Francisco
Año Fiscal 2004
1:30 P.M. to 3:30 P.M.
Martes, 20 de mayo de 2003
Centro de Conferencias West Bay
1290 Fillmore Street
San Francisco, California

Agenda

- I. Introduccion --- Rufus Davis**
- II. Revision sobre la poliza de admisiones y ocupacion continua (Boceto) --- Nannette Sparks**
 - A. Preferencias
- III. Plan Administrativo Section 8 (Boceto) --- Tony Ucciferri**
 - A. Cambios en la ocupacion de la unidades
 - B. Cambios en las leyes concernientes a la calidad y ocupacion de viviendas
- IV. Reporte del Program de Fondos Capitales --- Robert Dahlstrom**
 - A. Propuesta 2003 Informe anual
 - B. Propuesta 2003 Informe de cinco anos
 - C. Reporte sobre evaluacion de los siguientes programas
 - 1. Programa 2000 Fondos Capitales, Cuenta 710
 - 2. Programa 2001 Fondos Capitales, Cuenta 711
 - 3. Programa 2002 Fondos Capitales, Cuenta 712
- V. HOPE VI/Oportunidades para la vivienda de bajos ingresos --- Juan Monsanto**
 - A. Programa HOPE VI
 - B. Solicitudes de Demolicion/Disposicion
 - C. Planes para aumentar la viabilidad de crear vivienda de bajos ingresos
- VI. Resumen de los documentos --- Rufus Davis**
- VII. Clausura de la Junta**

Mande sus comentarios

San Francisco Housing Authority Comentarios sobre el plan anual C/o Rufus Davis 440 Turk Street San Francisco, CA 94102	Mande un FAX a: Rufus Davis: (415) 554-1258	Comentarios por E-Mail a Rufus Davis: davisru@sfha.org
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SAN FRANCISCO HOUSING AUTHORITY

2003 PHAN PLAN SUBMITTAL

PUBLIC HEARING

DATE & TIME: Tuesday, May 20, 2003 @ 1:30 P.M.

LOCATION: West Bay Conference Center - 1290 Fillmore Street

SIGN-IN SHEET

Name	Address	Phone #	Section 8	Public Housing
CHAI HAN LEUNG	44 ARL BURN ST	673-7255	—	
Zan Guang Ouyang	350 ELLIS ST #2D	(415) 771-5984		✓
INEZ REID	345 Arguello = HO 6	386 5758		✓
LINDA PENG	1659 22nd AVE	682-7188		
SANH VAN QUACH	149 DORADO TERR. AC 94112	586-3648	—	
Brenda Henry	#9 WALKERS Way	607-4749		✓
Eddie Kitzrell	" " "	"		✓
TAI TAN LAM	2704 41 AVE	564-0925	—	
GREG S. KEDER	801 HOWARD ST. #232	538-7901	✓	✓
NORA C. KEDER	- DITTO -	538-7901	✓	✓
Leala Johnson	900A Oak St	861 2645		
Ali Ghanim	4226 BALBOA ST	831 0885		
SHIRLEY LANCASTER	2004 PIERCE ST #	94115	✓	
PONG HONG	18 SF CA 94133	3, 415 3984968		✓
PAU LONG	1204 22ND AVE S.F	(415) 5664213	✓	✓
PAOTIAN CHENG	331 - 25TH AVE ST. CA 94131	415-668-7462		
Kim Anh Hu Nguyen	595 # A 22 Ave ST CA	94112 415 6069997		
Bill Jones	737 Folsom ST	94107 415 8962562		✓
Guo Ju Shang	16 ARENDA ST. CA 94133	94107 415 8962562		✓
Joel Oppenheimer	220 10th St. ST.	575-490122		
BORIS MOLDAUSKY	737 FOLSOM ST	(415) 4952032		
Bingnan Chen				
Blanca Montello	286 Valencia #11	941103		
Anna L. Ruiz	286 Valencia ST #11 #3	941103-863-2791		
2036 KIKI GAST				
WEI JIAN ZHANG	2036 NORIEGA ST	94122 (415) 771-1585		
GUAN RUN TANG	2909A SAN BRUNO AVE	(415) 330-9095		
Henh VA Tran	122 APOLLO ST.	467-8246		✓
Marina Gorkinzel	1760 Bush St #303	922-5260		✓



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Name	Address	Phone #	Section 8	Public Housing
Haynha Tu	2142 Bayshore Blvd	4684363	✓	
Yue Si C. Li	750 Grant Ave 21 st	7811862	✓	
Kai Lam Wong	20 ROMOLO #3	4344228	✓	
Ngot Tam	1335 PACIFIC AVE #401	4488668	✓	
M. JAO QIAN	1045 MISSION #368	5040168	✓	
Quang Quoi	6242 CALIFORNIA ST	417838		
Nguyen Quang Nhung	725 O'Farrell St, APT #7	3458215	✓	
JOHNNY P. DIAZ	338 3 rd AVE #3 SF CA	750-1970	✓	
THOMAS TRAN	3009 Mission St #207	6487115	✓	Thomas Tran
Thomas Tran	SF CA 94110	3625889		
Ngao Nghiep	SF CA 94133			
Young Shue Yan	#1239 GENEVA #3	582-7225	✓	
CAM VIENT	2266 43 rd AVE	242-4028	✓	
TICK YEE HO	3332 19 th ST	826-7283	✓	
	51 Girard ST	468-1488	✓	
HA TO HA	51 Girard ST	468-1799	—	
DUC NGO				
Wai Lee Au Yeung	621 16 th Ave S-F	876-1243	✓	
Phat L. L. L.	820 O'Farrell Vol	756-9689	✓	
Long Tran	463 rd - 27 th Ave	752-8195	✓	
ZHEN HAOLEN 2351	28-AVE 94116	665-7958	✓	
Ron King Perry	2216 20 th AVE	661-1591	✓	
Betty Quers	391 Brindgwood Dr	45822043-8-		
Clarence Armstrong	612-2145ca ST #13	3352150	✓	
Li Fang Zhang	847 45 th AVE SF CA	668-1781	✓	
Evangelina Phavandalla	942 Market St SF CA	399-1441	✓	
THUA VAN TRAN	335 10 th St SF CA	704684	✓	
KHANH LY	748 th AVE SF CA	94118	✓	



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Name Address Phone # Section 8 Public Housing

A VAN TRAN	2520 Fulton St	(415) 387-1893	V	
Kin Kwan Cheung	1140 Illinois St	(415) 387-8591	V	
Gitterman Mitchele	276 3rd Ave. #2, S.F.	(415) 387-8244	V	
Yuen Sin Yu	1755 O'Farrell St Apt 404	415-385-8874		
Margie Chan Hu	1401 JONES St	(415) 292-5664		
Wai N. CHUNG	1730 O'FARRELL ST. #575	(415) 749-0666	V	
Rddie Bruner	1478 Salton Ave.	415 671-3905		
Ann Dang				
Yuen Yick Yu	1335 Pacific Ave. #105	(415) 771-7582		
Azara Faatan	2055 Sunnydale Ave	415 841-1086		
Phelix Chao	4444 Balboa St #20	(415) 387-6804		
Shawn Parnis	1731 Edwy St	415 929-1477		
Si-Lin Sh	2849 SAN BRUNO AVE	(415) 467-1213		
Margo Dennis-MIRZA	835 O'Farrell ST #607	(415) 931-3163		
HONG TRUONG	622 6th AVE #3	(415) 386-8915		
Lian Xiu Tong	801 Lis Bon St	(415) 584-4122		
Yue Wan Man	3830 Balboa St #4	(415) 386-8122		
	1515 Edwy St #310	(415) 928-0163		
Chao-Hui Guan	1407 Geary St 4A	(415) 606-1686		
Sylvia Williams	1288 Buchanan St			V
Thanh Tran	4447 ANZA ST	(415) 387-3197		V
TRAN THE	890 - 7th Ave	415 379-9031		Sec 8 P1
Piedad Denis	190 Colorado St.	648-0525 7/19.		Sec 8
Vong Looc Nui	1863 Donner AVE	(415) 467-1708		Sec 8
Edge and Family Center	1 R Hode Island	415 682-3253		Sec 8
NGUYEN-THI-HUONG	1737-ANZA-ST-	(415) 752-7259		
Carlos R Soto	2515 Divisadero St	553-4022		
Florence LAGANMA	1171 Mission St.	415 596		1818
CHI YUEN WONG	1336A ST. CA 94122	415 753-0822		Sec 8



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Name	Address	Phone #	Section 8	Public Housing
John Depp	10 KING ST	415 521 452	94107	
Mr. Ju	4337 Balboa St #A	415 831 - 0750		
Chi Oe donk	1278 22ND AVE S.F. CA	94122, 566 9206		
TRAN THUY MAT				
LI, RUI XIN	1323 38th Ave S.F. CA	94122 564-2471		
Audrey Spina				
Maisy Kestelman	1120 Hyde St. #301	415 726-1059		
Nancy Nguyen	321 Font Blk SF	94132 415 587-0543		
AMY NGU	269 BRIGHTON AVE	(415) 452-8779		
Jennifer Frickebach	2710 Harrison	316 3740		
John Wilson	468 Turk	346-3740		
Bianca Henry	468 Turk	346-3740		
Carthia Murns (The Women's Building)	3543 18th St. SF. 94110	415 431 1920 ext 11		
Karen Masonkner	535 Ashbury SF	94117 415 626 4956		
Chai-Fong Tong	2406 41 ST AVE SE	94116 415 564-9826		
Ho Hui Guo	550 34 TH AVE SF	94121 (415) 876-4668		
cao Jie Huang	1709 Powell St.		415 461 3867	
Ying Qi Qu	1358 18th Ave S.F. CA	94122 (415) 665-516		
Larise Ferkistova	6221 Geary Bld. 10A	94121 752-2815		
Jian ei Huang	1005 Powell St #314	989-8319		
Esfiz Belgorodskay	1755 O'Farrell St #1106			
CHENG CHING SHIH	407 Stockton St. #10	94108 576-0337		
WAN LING LI	852 Jackson St. #34 S.F.	94132 981-2622		
MARTHA Mejia	1821 Hyde St #2 S.F.	94109 222	Section 8	
VINCENT TRAN	529-4TH. S.F. CA	94108 221-7605		
Beverly Williams	1069 Oak St SF	94117		
	260 Golden Gate Ave SF	94102 (415) 298-9930 ext 31		
MUOI TRAN	1276 Bittling Ave S.F.	CA-94124 (415) 657-0115		
Zai Chan ng	1735 RP Ave S.F. CA	94102 (415) 682-0988		

Need handouts



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Name	Address	Phone #	Section 8	Public Housing
THANH NGUYEN +	469 Henson ave	(415)	X	
MYN GA PHAM	SF CA 94112	337.6587		
Siu Ying Tsang	711 Pacific #420	433-4276		
Cheryl McDonald	1885 Mission St 94113	934-3480		
Brynnan	1220 Pacific # (941) 945	2020 638		
Yingli Yu	1220 Pacific Ave #4 SF, Pa 109	(415) 771-7382		
RITA DeF. L. 1/2	125 E Cambridge Dr 94132	415-387-2938	337-2933	
LT	A8532 230	LG		
Phia Koutouge	982-4538	9854 C. Pacific		
BIA PHUANGK	146 McALLISTER ST	865-0428		
AUGUST ESPINOZA	59 Brookdale	239-2372		✓
Xiao Ling Wu	1637 Sacramento St 94114	(415) 441-8561		
LI XIA LI	1122 Pine St SF, CA 94109	346-0929		
Ozella Watson	1445 Eddy #12	921-1599	X	X
Hung Di. 2/1	583-37th Ave SF 94112	721-7821		
LEW. WEI MILN	18 ST	661-6034		
Melinda Stone	6324 Morris Blvd SF 94118	750-5323 ext. 105		
Samhaleu	476 4th Ave	415	22126	22
Eva Ho	8950 Powell Street	982-4570	X	X
QIPAO/ho	2214 E 8th St	469-095		
Brandon L. Clark	1445 Clay St	624-1414	LL	
Ulra Stewart	1251 Tenth St 616	749-1651	MAA	X
Trin Ph. 1/2	473 Ellis St 303	355-9187	✓	
Casey Hong	430 Turk #311	552-3411		
TERESA CASTELLANOS	1821 Hyde St #2	292-6256		
Xiao Ling Hu	1016 Washington St SF #10	391-7202		✓
SHI DI SUE	1407 41st Ave SF	415-681-7088		
YU KUN LIANG	1040 A JACKSON ST	415-928-8989		

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Name	Address	Phone #	Section 8	Public Housing
JACKIE SACHS	2698 CALIFORNIA STREET #404	415-731-5731		✓
Lucyria Aguirre	737-Folsom ST #210	415-724-1079		
HEATHER WU	624 BURROWS ST	415-467-7347	✓	
KHOI CAM QUACH	3025 23 RD ST	695-7925	✓	
Hu Bing Chao	223 25 TH AVE #1	415-3797368		
SA NGUYEN THI	1850 44 TH AVENUE	415-731-6637	✓	
PENG-I CHE	442 GAVEN ST.	415-383-2834	✓	
Luu VAN HUNG	2606 2 ND AVE	415-753-2126	✓	
Rui Tran Lie	446 11 TH Ave.	415-666-3257		
JOJO DE PHUON LEUNG	349 2 ND AVE S.F.	415-751-1189		
YU QING	320 Clementina 1010 room	no phon		
YU QING	1045 MISSION ST #268	415-864-2258	Sec. 8	
YAU MAY CHUI	2539 TARALAL	566-1963	Sec. 8	
YUENY WU	1781 LASALLE AVE	415-285-9588	Sec. 8	
Tuei To Tamay	1390-12 TH AVE #8	753-0996	Sec. 8	
Dia Cham Lai	1390-12 TH AVE #4	661-7011	Sec. 8	
Mai Thao Lei	72 AUSTIN ST	285-0897	Sec. 8	
BING NUAN LIANG	1300 TARAVAL ST #3	681-4738		
CHIU GUAN	20 VINTON #3	415-291-8131	✓	
NGOL KIM HUA	2092 CARROLL AVE	415-467-2131	Sec. 8	
BETTY LEE	2886 26 TH #13 S.F.	415-682-5888	Sec. 8	
HON HUNG FUNG	1089 CLAY ST.	415-834-1908	Sec. 8	
PRISCILLA TRAN	725 O'FARRELL #234	415-928-8896	✓	
Anna Sing Chen	22 Leo ST S.F. CA 94112	415-239-8855	✓	
Ludwig Lecta	1001 Polk St. S.F. 94109	415-292-2193	✓	
Khun Nguyen My	1570-30 TH AVE	415-7869	✓	
Nailya Shamilova	1801 23 RD AVE #1	✓	✓	
Mayya Ratner	545-39 TH AVE #3	✓		
Anita Chen	343-11 TH AVE	415-752-1080		



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28

Name	Address	Phone #	Section 8	Public Housing
Frankie Veliz	3270-23 rd Street #4	824-4372	✓	
Teresa Rodriguez	3235 26 th St #3	647-1088	✓	
John Chen Nguyen	425 Hyde St #2	885-6107	✓	
Cy T. Nguyen	2390 - 35 th AVE	504-9977	✓	
Peter Thi	1350 Balboa Street	386-8843	✓	
YUE + KWOK LAM	1293 D AVE #5	387-7395	✓	
Green Wati Law	1290 MASON ST	956-3418	✓	
BOOKER TO MAREE	1750 McALLISTER ST #710	567-3521		✓
Wai Anon Co V	1260 12 th St #49109	346-1458		
Nafiseh Majed	955 Broadway	585-3410		✓
YEM MOC NAD	617-20 th AVE SF 94121	752-6702	✓	
TRAN MY	2157 2 nd AVE ST 94116		✓	
HUONG THAI	151 COLLEGE AVE SF CA 94102		✓	
ESMERDA BOSARIC	Sacramento St CA 94115	535-673	535 L	✓
CHONG KIN TANG	339 CAMPBELL AVE	468-8183	✓	
Shuang Ming Chen	225 Ellis St #406	409-2813	✓	
Ching An Shiao	1140 - 7 th St #2 SF CA 94107	621-2939	✓	
TIE TO HUA	558-35-TH-AVE	386-5871	✓	
MUOI KHA	630 ELLIS ST #1	846-5007	✓	
NHUNG T NGUYEN	530 JUSTIN DR	587-3410	✓	
NGUYET NGUYEN	627 ELLIS ST SF	928-1527	✓	
LOC PHAN TRAN	2405-25 th AVE	242-5239	✓	
Chi Chung Ngan	3224 42 nd St N.D. AVE	750-3815	✓	
Chun Ai	45-27 th St	821-6405	✓	
VONG SANG PHAT	135 BROAD ST, SF, CA 94102	334-8447	✓	
ZHI-XIONG LIU	737 FOLSOM ST #922	975-3866	✓	
Angela Cam Nguyen	7555 Grant Ave SF 94133	984-1468		✓
Quang Zhen Lu	1748 LARKIN #6 CA 94109	614-678	✓	
Long Du	130 23 rd AVE #1 CA 94102	252-707	✓	



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Name	Address	Phone #	Section 8	Public Housing
SEOK Lina Hom	822 Pacific Ave	342-7612	✓	✓
Long Quoc Tran	3624 SAN BUENA AVE	467-2816	✓	
TAN GIANG	239 FELTON ST	468-2220	✓	
Ma Hai yi	1500 CLAY ST	567-7005	✓	✓
MARIO ZUNIGA	2445 MARIPOSA ST #14	864-4836	✓	
YAN Xiang Yan	1045 MISSION ST APT 228	863-4394	✓	-
M. P. Saleem	2451 Sacramento St #16	673-5356	✓	✓
Phu D. Nguyen	665 - 16TH AVE	387-4520	✓	✓
Yan Ping Tan	632 6th AVE S.F. CA 94104	(415) 387-2140	✓	
DIANE HUYNH	1706 HYDE ST #494109	(415) 673-0873	✓	
Qingyun Ma	320 Clementina St #320	(415) 541-5379	✓	✓
Ying Hong Li	151 JASPER PL	(415) 395-9338	✓	
BING NAM SIL	538 BALBOA ST #R	(415) 668-5111	✓	
Bang C La.	1527 Sacramento ST	(415) 771-3146	✓	✓
INGRID ALVAREZ	200 DUBLIN ST SF	415-846-4902	✓	✓
Xiao Qing Hu	124 Apollo St SE CA 94126	(415) 468-2893	✓	✓
Chinlan Hu	737 Folsom ST #412	(415) 369-0907	✓	
Elizabeth Kirchner	585 Ashbury SF 94117	626-4986	✓	
Lin Kwam N	1248 8TH APT 3 AVE 94122	564-1823	✓	
ACVries Harper	1743 ECCLES	346-2751		
BETTYE HAMILTON	" "			
Gui Ping Li	" "	334-0535		
Phu HN Huang	159 12th AVE S.F. 94118	876-1278	✓	
Rhonia Carson	1 Rth Island			
Marian L. Clark	1445 City St	674-1717	✓	
Pan Sheng Long	453 31st AVE #2	668-6355	✓	
Ernesto J. Pines	410 Niagara Ave #A	333-9481	✓	
JAMES H. PYE JR	1715 BUCHANAN ST	(415) 346-7474		



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(10)

Name	Address	Phone #	Section 8	Public Housing
Check Fong Wong	639 LONDON ST "B"	415-337-5626		
Margie Rouns	52 Santos St	587-5820		
Bernardo Garcia	2125 Alemany Blvd SF	415 337-6520	✓	
THANH THU VUONG	235 GIRARD ST	508-0935	✓	
TIEN THANG	5784 8th Ave SF CA 94148	668-8439	✓	
Tam Tu	2539 Clement St #1, CA 94121	121	✓	
IGMEDIO R. CASLIGA	4830 Mission St. Apt 404	415 585-2382	✓	
Ha Phan	1113 Plymouth Ave.	452-2659	✓	
Karen Leong	1251 22ND AVE ST-CA 94112	415 664-7826	✓	
CHUAN PING				
JING JING TANG	1045 MISSION AVE 20 ST	431-4178	✓	
Xin Mei Chen	720 41st AVE #10	668-9436	✓	
Long Phung Le	135 NAGARA AVE	585-6028	✓	
YUET MEI WONG	815 GARFIELD ST.	584-5081	✓	
Yi Fa Lin	801 HOWARD ST	543-3298	✓	
Ma Guo Xue Zhu Gui Xi X	801 HOWARD St 530	495-6234	✓	
O thi Le	1345 20th AVE #2	562-4234	391 ✓	
Din Thi Tu	333 Maynard St.	390-6634	✓	
NAM, VAN, LE	219 6TH AVE	831-2566	✓	
EDUARDO LOSTICA	850 SANNYDALE S.F	841-0660	✓	
LAM, QUANG	1104 SLOTT ST.	922-7169	✓	
BEN HUANG	550 Buchanan St	255-8885	✓	
Colvin Douglas	820 O'KERRILL	771-1841	✓	
Kin Tak Kwong	1251 Turk 1106	447-8621		✓
QUACH, PHU	933 CAPITOL AVE	415 452-6448	✓	
MIMI LU	69 Lurline St (415)	731-3196	✓	
Gerardos Villalta	Clementine #305			✓
Feng Xian Zui	1501 Larkin # 206	415 674-8336	✓	
HUI LING HUANG	1003 post # 5	447-2693	✓	



SAN FRANCISCO HOUSING AUTHORITY

2003 PHAN PLAN SUBMITTAL

PUBLIC HEARING

DATE & TIME: Tuesday, May 20, 2003 @ 1:30 P.M.

LOCATION: West Bay Conference Center - 1290 Fillmore Street

SIGN-IN SHEET

[illegible]



**2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION**

7.5 SUMMARY OF RESIDENTS' COMMENTS

SFHA RESIDENT SURVEY FY-2002

1. What would you like to see in your apartment?		
(a)	tubs & sink refinishing	175
	stove	53
	kitchen	40
(b)	handrails	120
	exterior lighting	55
	elevators and ventilation	45
(c)	landscaping, perimeter fencing	38
2. Unit Maintenance		
Have you requested maintenance services for your unit in the past year?		
Were you satisfied with the telephone service when you called the SFHA to request repair work?		
(a)	Yes	413
	No	378
Were you satisfied with the response time of the repair work you requested?		
(b)	Yes	402
	No	393
Were you satisfied with the quality of the repair work?		
(c)	Yes	374
	No	356
3. SFHA Staff Communication (Property Manager)		
Have you visited your property office with a concern, issue, question in the past year?		
	Yes	188
	No	309
Was SFHA staff courteous?		
(a)	Yes	518
	No	494
Was SFHA responsive to you?		
(b)	Yes	510
	No	497
Was SFHA staff knowledgeable about the concern, issue, or question that you raised?		
(c)	Yes	511
	No	312
4. Safety		
What are the safety issues in your community? Please check the items below that you think apply to the development, or any development you live in.		
	Crime is not a problem in my development	80
	Bad lighting	30
	Illegal drug activity	194
	Presence of non-residents in my development	152
	Vacant and boarded-up units	101
	Slow/non-existent police response	148
	Other - please explain	
The SFHA Needs Section 8 program participants input for the 2002 Annual Plan		
Please take a minute to answer these questions:		
1. Please indicate which recertification process you prefer:		
	Office	204
	Home	154
	Mail In	309
2. The Section 8 office on 1237 Van Ness Avenue is open Thursday evening until 8 p.m.. Do you find this service:		
	Very helpful	307
	Not helpful	211
3. Are you interested in the SFHA Homeownership Program?		
	Yes	352
	No	113

ENGLISH 429

SPANISH 46

CHINESE 115

RUSSIAN 80

VIETNAMESE 35

TOTAL 705

[illegible]

[illegible]

1. What needs to be done: in your apartment		1	1	1	1	1	1	1	1	1	54	33	5	787	
(a)	tubs & sink refinishing	1	1	1	1	1	1	1	1	1				25	
	stove	1	1	1	1	1	1	1	1	1				17	
	kitchen	1	1	1	1	1	1	1	1	1				21	
(b)	handrails	1	1	1	1	1	1	1	1	1				18	
	exterior lighting	1	1	1	1	1	1	1	1	1				18	
	elevators and ventilation	1	1	1	1	1	1	1	1	1				17	
©	landscaping, perimeter fencing	1	1	1	1	1	1	1	1	1				17	
2. Unit Maintenance															
Have you requested maintenance service for your unit in the past year?															
Were you satisfied with the telephone service when you called the SFHA to request repair work?															
(a)	Yes	1	1	1	1	1	1	1	1	1				37	
	No		1	1	1	1	1	1	1	1				22	
Were you satisfied with the response time of the repair work you requested?															
(b)	Yes	1	1	1	1	1	1	1	1	1				0	
	No	1	1	1	1	1	1	1	1	1				30	
Were you satisfied with the quality of the repair work?															
©	Yes	1	1	1	1	1	1	1	1	1				0	
	No	1	1	1	1	1	1	1	1	1				32	
3. SFHA Staff Communication (Property Manager)															
Have you visited your property office with a concern, issue, question in the past year?															
	Yes		1	1	1	1	1	1	1	1				34	
	No	1	1	1	1	1	1	1	1	1				29	
Was SFHA staff courteous?															
(a)	Yes	1	1	1	1	1	1	1	1	1				41	
	No		1	1	1	1	1	1	1	1				11	
Was SFHA responsive to you?															
(b)	Yes	1	1	1	1	1	1	1	1	1				34	
	No		1	1	1	1	1	1	1	1				12	
Was SFHA staff knowledgeable about the concern, issue, or question that you raised?															
©	Yes	1	1	1	1	1	1	1	1	1				25	
	No	1	1	1	1	1	1	1	1	1				13	
4. Safety															
What are the safety issues in your community? Please check the items below that you think apply to the development in my development you live in:															
	Crime is not a problem in my development	1								1				20	
	Bad lighting		1	1	1	1	1	1	1	1				17	
	Illegal drug activity	1	1	1	1	1	1	1	1	1				22	
	Presence of non-residents in my development		1	1	1	1	1	1	1	1				17	
	Vacant and boarded-up units		1	1	1	1	1	1	1	1				8	
	Slow/non-existent police response	1		1	1	1	1	1	1	1				11	
	Other - please explain		1	1	1	1	1	1	1	1				8	
The SFHA Needs Section 8 program participants input for the 2002 Annual Plan															
Please take a minute to answer these questions:															
	1	1	1	1	1	1	1	1	1	1				58	
1. Please indicate which recertification process you process you prefer:															
	Office		1							1				22	
	Home													12	
	Mail In	1	1	1	1	1	1	1	1	1					
2. The Section 8 office on 1237 Van Ness Avenue is open Thursday evening until 8 p.m.. Do you find this service:															
	Very helpful	1	1	1	1	1	1	1	1	1	1	1	1	1	87
	Not helpful	1	1	1	1	1	1	1	1	1				48	
3. Are you interested in the SFHA Homeownership Program?															
	Yes		1	1	1	1	1	1	1	1				40	
	No	1	1	1	1	1	1	1	1	1				15	
Other Comments:															

SITE NAME	PHYSICAL IMPROVEMENTS	MANAGEMENT IMPROVEMENTS
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**Cal 1-1,
Holly Courts**

1. 45 Patton

**Cal 1-2
Potrero Terrace**

**Cal 1-3
Sunnydale**

1. 850 Sunnydale
2. 9 Santos

1. Ventilation in units

1. Improve Security
2. Improve Property Management

**Cal 1-8
Westside Courts**

**Cal 1-9
Westbrook**

**Cal 1-10
Potrero Annex**

**Cal 1-11
North Beach**

**Cal 1-15
Ping Yuen**

1. Install security cameras at gates and elevators
2. Repave all courtyards.
3. Remodel next to North Community Room for youth activities.
4. Replace/repair all elevators.
5. Replace existing mail boxes with bigger ones.
6. Improve convector pipes insulation inside units.

SITE NAME	PHYSICAL IMPROVEMENTS	MANAGEMENT IMPROVEMENTS
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Cal 1-16**Alemany**

1. 838 Ellsworth	1. Handrails for exterior of building . 2. Ramp for handicap walkway 3. Door bells, new mail boxes.	1. Cars need to slow down up Ellsworth.
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Cal 1-17A**Hunter's Point**

1. 707 Jerrold St. 2. Unknown address 3. 1075 Oakdale	1. Bad lighting. 2. Painting poor lighting 3. Fence repair	1. Improve Security 2. District Manager responsive
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Cal 1-18(1)**JFK Towers**

1. #607 2. Address unknown	1. Improve range vents. 2. Replace refrigerators.	1. Improve security 2. Improve resident management
-------------------------------	--	---

Cal 1-18(3)**Hunter's View**

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Cal 1-18(4)**Alice Griffith**

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Cal 1-18(5)**Rosa Parks**

1. #616	1. Elevator needs to be replaced.	1. Staff very friendly and receptive 2. Improve Security.
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Cal 1-18(6)**Ping Yuen North**

1. #832 E	1. Replace kitchen ventilation fans.	1. Improve Security.
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Cal 1-18(7)**Hayes (Velasco)**

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SITE NAME	PHYSICAL IMPROVEMENTS	MANAGEMENT IMPROVEMENTS
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Cal 1-18(10)**Woodside Gardens**

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Cal 1-18(13)**Mission Dolores**

1. #410		1. Improve Security.
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Cal 1-19(1)**990 Pacific Ave.**

1. unknown address	1. Improve lighting.	1. Increased security guards
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Cal 1-19(2)**1750 McAllister**

1. #105	1. Improve lighting. 2. Improve Ventilation in apt. 3. Perimeter fencing, fix security alarm, change back door to parking lot.	1. Increased security guards 2. Would like security midnight to 8:00 am.
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Cal 1-20**3850 18th Street**

1. Address unknown	1. Install new elevator.	1. Increased security guards 2. Would like security midnight to 8:00 am.
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Cal 1-21**320/330 Clementina**

1. 330 #1109 2. 320 #220	1. Improve lighting. 2. Repair elevator. 3. Paint service stairs faded and dirty.	1. Improve Security
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Cal 1-23**1880 Pine Street**

1. Address unknown	1. Ventilation on third floor.	Response time is slow
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Cal 1-27**350 Ellis Street**

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SITE NAME	PHYSICAL IMPROVEMENTS	MANAGEMENT IMPROVEMENTS
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Cal 1-28**666 Ellis Street**

1. Address unknown		1. Improve Security .
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Cal 1-29**345 Arguello Street**

1. #314	1. More public visitor parking especially emergency parking.	1. To many dogs owned by residents and allowed to walk freely in common area , flea infestation.
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Cal 1-30A**462 Duboce Ave.**

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Cal 1-30B**75-77 Coleridge Street**

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Cal 1-30C**101-3 Lundys Lane**

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Cal 1-31**25 Sanchez Street**

1. #411 2. #417 3. #319	1. Cameras in the garage ,in front and social room 2. Benches in the garden 3. Bad lighting. 4. No hot water when we need to take a shower.	1. Security Guards 24 hours 2. Need manager for building. 3. Background check for residents.
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Cal 1-32**1760 Bush Street**

	1. Hallways very cold. 2. Intercom service	
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Cal 1-33**275 Thrift Ave.**

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SITE NAME	PHYSICAL IMPROVEMENTS	MANAGEMENT IMPROVEMENTS
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Cal 1-34

4101 Noriega Street

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Cal 1-34

363 Noe Street

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Cal 1-34

200 Randolph Ave.

#31	1. Stairs need to be replaced. 2. Gate and inter com system broken	1. Improve security.
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Cal 1-35

2206-68 Great Highway

--	--	--

Cal 1-35

2698 California Street

--	--	--

Cal 1-36

227 Bay Street

1. #304		
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Cal 1-37

491 31st Ave.

1. #512 2. #502	1. No emergency Lights when power is out act. Stairs Lobby and hallway 2. Roof ventilator noise	1. Resident should get a fallow up card to mail in days after repair is done to report good and bad points
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Cal 1-39A

939 Eddy Street

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Cal 1-39B

951 Eddy Street

1. several res. No addresses given	1. Elevator needs repair or replaced	1. Building for seniors and disabled persons not for families with small children. 2. Presence of non-residents in development
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SITE NAME	PHYSICAL IMPROVEMENTS	MANAGEMENT IMPROVEMENTS
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Cal 1-41

430 Turk Street

1. #812	1. Keep elevator running at all times. 2. Keep fire alarm from triggering off	1. Improve Management
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Cal 1-42

Saint Jules Apts.

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Cal 1-43

Robert B. Pitts Plaza

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PH WIDE

	Elevators in senior buildings need repair. Change heater on roof makes loud noise. Need exterior lighting Need more lighting in hallway Stove ventilation fan. Paint and remove mildew Heater in apt. not function properly Building needs to be painted Kitchen ventilation. Bad drainage problem.	Presence of non-residents in development. Better security. Slow / non-existent police response.
--	--	---



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

8. LOCAL GOVERNMENT STATEMENT

Local Government Statement

Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2003)

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible applicant submit information to HUD in order to receive its annual formula grant. This information will be used by HUD to determine whether the annual submission meets statutory and regulatory requirements for the annual formula grant. Responses to the collection are required by Section 14(e)(1) (E) of the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

As Chief Executive Officer of the unit of general local government known as:

City and County of San Francisco,

in which the (name of Public Housing Authority (PHA))

San Francisco Housing Authority operates,

I certify to the following:

1.

The HA developed the Capital Fund Plan/Annual Statement in consultation with local government officials/Indian tribal officials and with residents of the developments covered by the Capital Fund Plan/Annual Statement, in accordance with the requirements of the Capital Fund Program:
2.

For PHAs, the Capital Fund Plan/Annual Statement is consistent with the unit of general local government's assessment of its low-income housing needs (as evidenced by its Consolidated Plan under 24 CFR Part 91, if applicable), and that the unit of general local government will cooperate in providing resident programs and services; and
3.

The HA's proposed drug and crime elimination activities are coordinated with the supportive of local drug elimination strategies and neighborhood improvement programs, if applicable. Under the Cooperation Agreement, the local/tribal government is providing public services and facilities of the same character and to the same extent to Public and Indian housing as are furnished to other dwellings and residents of the locality. Where additional on-duty police are being funded under the Comprehensive Grant Program, such police will only provide additional security and protective services over and above those for which the local/tribal government is contractually obligated to provide under the Cooperation Agreement.

Note: The Capital Fund Plan includes the Action Plan.

Name of Chief Executive Officer:

Signature of Chief Executive Officer and Date:

Willie L. Brown, Jr.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,3802)



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

9. COMMISSION RESOLUTION

HA Board Resolution Approving
Comprehensive Plan or Annual Statement
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number.
Do not send this completed form to the above address.
This collection of information requires that, as a condition to receive a CFP grant, each Housing Authority (HA) certify that it has complied or will comply with statutory, regulatory and other HUD requirements. This information is essential to determine HA compliance, or intent to comply, with CP requirements. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

Acting on behalf of the Board of Commissioners of the below-named Housing Authority (HA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- ☒ Capital Fund Program submitted on July 15, 2003
- ☐ Amendments to Comprehensive Plan Submitted on _____
- ☒ Action Plan / Annual Statement Submitted on July 15, 2003
- ☐ Amendments to Action Plan / Annual statement Submitted on _____

I certify on behalf of the: (HA Name) SAN FRANCISCO HOUSING AUTHORITY that:

1. The HA will comply with all policies, procedures, and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient, and economical manner;

9. The HA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 950.120(c) and (d);
2. The HA has established controls to ensure that any activity funded by the CGP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity;

10. The HA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.108 or 24 CFR 950.117;
3. The HA will not provide to any development more assistance under the CGP than is necessary to provide affordable housing, after taking into account other government assistance provided;

11. The HA will comply with the requirements for physical accessibility under 24 CFR 968.110(a) or 24 CFR 950.115 (d);
4. The proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968.115 or 24 CFR 950.610;

12. The HA will comply with the requirements for access to records and audits under 24 CFR 968.145 or 24 CFR 950.120(e);
5. The proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved Comprehensive Plan of the HA;

13. The HA will comply with the uniform administrative requirements under 24 CFR 968.135 or 24 CFR 950.120(f);
6. The HA will comply with applicable nondiscrimination and equal opportunity requirements under 24 CFR 5.105(a) or 24 CFR 950.115;

14. The HA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) or 24 CFR 950.120(g);
7. The HA will take appropriate affirmative action to award modernization contracts to minority and women's business enterprises under 24 CFR 5.105(a) or 24 CFR 950.115(e); or the IHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 950.175;

15. The HA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.315(b) and (c), 968.325(d) and 968.330 or 24 CFR 950.652(b) and (c), 950.656(d) and 950.658, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments thereto;
8. The HA has provided HUD or the responsible entity with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 950.120(a), (b), and (h); and will not obligate, in any manner, the expenditure of CGP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until the HA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities;

16. The HA will comply with the special requirements of 24 CFR 968.102 or 24 CFR 950.602 with respect to a Turnkey III development; and
17. The PHA will comply with the special requirements of 24 CFR 968.101(b)(3) with respect to a Section 23 leased housing bond-financed development.
18. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.

Attested By: Board Chairman's: Sululagi Palega:

(Seal)

Board Chairman's Signature

Date:

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

10. RAB MEETINGS MINUTES AND CORRESPONDANCE



San Francisco Housing Authority
City and County of San Francisco

440 Turk Street
San Francisco, CA 94102
(415) 554-1200

Agenda

PHA PLAN – CFP/HOPE VI SUBCOMMITTEE
2003 ANNUAL SUBMITTAL

Meeting Objective:	RAB Meeting #1 – CFP/HOPE VI SUBCOMMITTEE
Date and Time:	Tuesday, March 18, 2003. 1:30 P.M.
Location:	440 Turk Street, Commission Room

CFP

- 2003 PHA Plan Annual Submittal Schedule
- 2002 Five Year Action Plan Review
- 2003 CFP Annual Statement Priorities

HOPE VI

- Program Purpose
- Revitalization
- Transformation
- Problems to solve
- Mixed Finance Structure
- Development Milestones
- Demolition/ Disposition
- Plans for Increasing Affordable Housing
- Accessibility
- Current Sites

QUESTION & COMMENTS

FIRST RESIDENT ADVISORY BOARD MEETING

DATE & TIME: Tuesday, March 18, 2003, 1:30 P. M.

LOCATION: 440 Turk Street, Commission Room

SIGN-IN SHEET

#	NAME	DEPARTMENT ADDRESS	PHONE #	PHOTO PHOTO
13	Gertrude M Crayton	372 BAKER ST. #106	415 922 4724	Sec. 8
14	Angela Alexander	510 WEBSTER	415 621-6506	
15	INEZ REID	34-5 ANGLELL ^{APT} 406 S FCA	415 386-5158	
16	ANCIA SISCA	SFHA MOD	715-3265	
17	Nannette Sparks	SFHA - ELIGIBILITY	241-1015	
18	nicole mcgray	sfha-eligibility	554-1307	
19	Tony Ucciferri	SFHA - Section 8	674-3208	674-3246
20	Trashanda White	444 Hyde St. #23 SF, CA 94109	441-1663	58
21				
22				
23				
24				

SIGN-IN SHEET

#	NAME	ADDRESS/DEVELOPMENT	PHONE #	Public Housing Or Section 8
1	Theresa Alexander	510 W. KESLER ST. #116	6613 621-0506	
2	Cora Washington	1271 Eddy St #116	415 931-2623	
3	JACKIE SAGNS	2698 California Street #404	415 931-9731	
4	Rose m. O'San	1261 Eddy St #116	771-1925	
5	Rosa H. Wong	430 Turk St #311	415 552-2191	PH
6	AYICHA SISA	SFHA - MODERNIZATION	715-3265	
7	Ubra Stewart	RASA PARKS #116	415 749-1651	SENIORS
8				
9				
10				
11				
12				

FIRST RESIDENT ADVISORY BOARD MEETING

DATE & TIME: Tuesday, March 18, 2003. 1:30 P. M.

LOCATION: 440 Turk Street, Commission Room

SIGN-IN SHEET

#	NAME	ADDRESS/DEVELOPMENT	PHONE #	FAX #
1	JACKIE SAGENS	2698 CALIFORNIA STREET # 404	415-931-9731	
2	MIZIE BARRERA	SFHA (OFFICE OF FARM HOUSING)	715-3269	
3	Clara Espinola	1140 REGAS TAPIZ		✓
4	Rita DeFilippo	125 Cambridge Dr #7F S.F. Cal 94132	415-337-2933	
5	Sam Bratt	1815 Egbert	715-3268	
6	DANNY SZETO	1110 PACIFIC AVE	415/776/8487	
7	MAGGIE WANG	1815 Egbert Ave	715-3274	
8	Abdul Sabar Radoa	201 TURK ST #207 S.F. CA. 94102	415-673-4926	
9	WILLIAM Johnson	362 Baker St # 138 S.F. CA 94104	415-563-5188	
10	MARTHA I. Mejia	1821 Hyde St #2 S.F. CA 94109	415-292-6256	
11	CHARLIE Williams	1815 Egbert St. SF	415-715-3188	
12				

2003 PHA Plan Schedule of Time and Activities

Kick-off meeting	0 day	02/06/03	02/06/03	Naja Boyd			
Processing first managers meeting	5 days	02/18/03	02/24/03	Facilitator			
Materials Processing	5 days	02/18/03	02/24/03	Facilitator			
Distribution of schedule and handout draft for approval	4 days	02/18/03	02/21/03	Alicia Sisca			
Send Memorandum of invitation	1 day	02/24/03	02/24/03	Alicia Sisca			
First Managers Meeting	0 day	03/05/03	03/05/03	Alicia Sisca			
First Mass Mailing	14 days	02/11/03	02/28/03	Snyder/Newell, Outside Contractor			
Mailing processing	5 days	02/24/03	02/28/03	Outside Contractor			
Mailing Out	1 day	02/28/03	02/28/03	Outside Contractor			
Community Partners 1st Meeting	0 days	03/07/03	03/07/03	Naja Boyd			
1st City Wide Residents Meeting	0 days	03/11/03	03/11/03	Facilitator			
Acknowledgement of Advisory Committee	4 days	03/12/03	03/17/03	Facilitator			
1st (RAB) Advisory Board Meeting	0 days	03/18/03	03/18/03	Facilitator			
2nd (RAB) Advisory Board Meeting	1 day	03/25/03	03/25/03	Facilitator			
Second Managers Meeting	1 day	03/26/03	03/26/03	Facilitator			
3rd (RAB) Advisory Board Meeting	1 day	04/01/03	04/01/03	Facilitator			
Third Managers Meeting	1 day	04/02/03	04/02/03	Facilitator			
Community Partners 2nd Meeting	1 day	04/02/03	04/02/03	Naja Boyd			
First Add/ Start the count of 45 days required for Public Comments	0 days	04/06/03	04/06/03	Purchasing Department			
Second Add	0 days	04/13/03	04/13/03	Purchasing Department			
Second mass mailing	39 days	02/04/03	03/28/03	MIS - Phil Grennan			
Mailing Out	1 day	03/28/03	03/28/03	MIS - Phil Grennan			
Public Hearing	0 days	05/20/03	05/20/03	Facilitator			
Final Approvals	17 days	05/27/03	06/18/03	Facilitator			
Submit CFP Application for Executive Director approval	4 days	05/27/03	05/30/03	Naja Boyd			
Submit CFP Application for Mayor approval	5 days	06/02/03	06/06/03	Executive Office			
Submit Resolution for Board approval	8 days	06/09/03	06/18/03	Executive Office			
Board approval	0 days	06/18/03	06/18/03				
Submit Application to HUD	23 days	06/19/03	07/21/03	Executive Office			
Send final Document for reproduction and distribution	5 days	02/04/03	02/10/03	Executive Office			



SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT DEPARTMENT
MODERNIZATION AND CONSTRUCTION DEPARTMENT

March 21, 2003

SFHA

2003 PHA Plan Submittal

CFP and HOPE VI Resident Advisory Board Sub-Committee

Dear Advisory Board Member:

Thank you for attending the first, 2003 Capital Fund Program (CFP) and HOPE VI Advisory Sub-Committee Meeting, last Tuesday, March 18, 2003. Attached to this letter are the meeting minutes for your review.

The next Advisory Sub-Committee meeting will be held on **Tuesday, March 25 at 1:30 PM, at 440 Turk Street** to start prioritizing work that might be included in the 2003 PHA Plan.

If you have any questions or concerns, please call me at 415/715-3265 for CFP related matters or Juan Monsanto for HOPE VI related matters at 415/715-3217.

Sincerely,

Alicia Sisca

Senior Project Manager

Housing Development and Modernization Department

Attachment

Cc: B. Smith, J. Monsanto, B. Dahlstrom, R. Davis
2003 PHA Plan File



San Francisco Housing Authority
City and County of San Francisco

440 Turk Street
 San Francisco, CA 94102
 (415) 554-1200

2003 CAPITAL FUND PROGRAM (CFP) AND HOPE VI PROGRAM

1ST ADVISORY COMMITTEE MEETING

DATE & TIME: **Tuesday, March 18, 2003 @ 1:30 P.M.**

LOCATION: **440 Turk Street, San Francisco, CA.**

MINUTES

OPENING REMARKS AND INTRODUCTIONS:

Residents and resident leaders were present from various developments and in-house staff members that signed up to be part of the Advisory Committee. Mr. Rufus Davis, Facilitator welcomed everyone and introduced staff members and residents. Mr. Davis gave a brief presentation explaining the purpose and the importance of being a member of the Advisory Committee

HANDED OUT MATERIALS:

- 1) Agenda ~ Resident Advisory Board Meeting #1
- 2) Minutes ~ 1st City Wide Meeting
- 3) Agenda ~ CFP and HOPE VI
- 4) CFP 2003 Annual Submittal Schedule
- 5) 2002 Capital Fund Program Five-Year Plan
- 6) Summary of Priorities for CFP
- 7) 2003 CFP Work statement – 1st Draft

SUB-COMMITTEE GROUPS:

The Advisory Committees were divided into two sub-committees and given a choice to identify which group would be of their interest. Staff members were given the opportunity to present the purpose of their programs; Juan Monsanto, HOPE VI; Alicia Sisca, Modernization; and Tony Ucciferri and Nanette Sparks, Section 8 and eligibility. Groups are as follows:

- 1) Section 8 and Eligibility
- 2) Capital Fund Program (CFP)/ HOPE VI.

CFP AND HOPE VI ADVISORY BOARD SUB-COMMITTEE ~ MINUTES

The CFP and HOPE VI committee has been acknowledged as one sub-committee due to lack of member participation.

Alicia Sisca briefly explained the schedule and pointed out the important dates of the Advisory meetings and public hearings.

FIVE YEAR ACTION PLAN

Alicia Sisca, Senior Project Manager thoroughly went over the 2002-2006 CFP Amended Five Year Plan that was approved last year explaining that the first year of this plan will be the starting point for our new annual statement. In addition, the survey forms that we receive back from residents along with the projects that have been reprogrammed from previous years will be incorporated into this year's annual statement. Ms. Sisca informed the committee that the RAB will be planning on 15.5 million dollars that is what is expected to be funded for 2003/04 Fiscal Year.. It is an important task that we prioritize the most severe work items and that work items that are not going to be part of the 2003 statement will be rolled over to the year 2004.

Alicia Sisca went through the criteria that all RAB member will need to have in mind when setting priorities.

RESIDENT ISSUES:

1. Safety and Security is a number one concern for residents
2. Rent Changes for Public Housing-Flat Rate/30% of income-How does it work.

Residents were told that they will have a choice of paying the lower of the two.

3. What's the average wait for Section 8 Housing

There's no specific number, it depends on where you are on the waiting list and when vouchers come in through the government.

4. Elevator service/repairs-they seem to be constantly out of order.
5. Safety Window Screens
6. Noisy Tenants

Section 8 Landlord would have put a stop to this.

7. Intercom Security/Card Reader at all Senior Citizen Sites were requested

All Senior developments Intercom Systems are either under construction, or on the design process or planned for 2003/2004.

8. Rude Property Managers
This concern will be informed to the appropriate department for response.
9. How to go about receiving 2 Bedroom units-Senior Citizens
Need to contact eligibility department
10. Some Properties that was designated for seniors, are now becoming mixed (families etc.) They are beginning to feel unsafe.

HOPE VI PROGRAM

Juan Monsanto, Housing Development and Modernization, Planning and Program Development Manager provided a brief explanation of the HOPE VI program.

HOPE VI was funded through the Appropriations Act of 1992 passed by the U.S. Congress, allowing for the revitalization of blighted areas in several cities across the country. It is a competitive grant process that allows for Renovations/Demolition of the worst sites

- Hayes Valley-completed
- Bernal Dwellings-completed
- Plaza East-completed
- North Beach- under construction
- Valencia Garden- in design/development stage
- Looking into possibilities for Alice Griffith and Hunters View
- Other scattered sites

Sites are chosen for various reasons: Seismic Problems, Lousy infrastructure, Crime and vandalism, Age, and the general deterioration of the building.

SFHA is working with TODCO in building 85 new units of senior housing on Clementina Towers grounds to build more affordable housing.

SFHA will be applying for the disposition of several properties in order to increase the availability of affordable housing with a continued emphasis on one-on-one replacement of public housing units. Some of these include Hunters View and Alice Griffith.

With HUD cuts there will be a need to look for alternative ways to finance and build future affordable housing

In closing Alicia Sisca announced that the next Advisory Board meeting will be next week Tuesday, March 25 @ 1:30 p.m. Meeting adjourned @ 4:00 p.m.



San Francisco Housing Authority
City and County of San Francisco

440 Turk Street
San Francisco, CA 94102
(415) 554-1200

Agenda

PHA PLAN – CFP/HOPE VI SUBCOMMITTEE
2003 ANNUAL SUBMITTAL

Meeting Objective: RAB Meeting #2 – CFP/HOPE VI SUBCOMMITTEE
Date and Time: Tuesday, March 25, 2003. 1:30 P.M.
Location: 440 Turk Street

- APPROVAL OF 3/18/03 MEETING MINUTES

CFP

- Setting Criteria To Prioritize
- Distribution of Funds for 2003 CFP Application
- 2003 CFP Annual Statement Priorities
- 2003 CFP Five-Year Plan Priorities

HOPE VI

- Program Purpose
- Revitalization
- Transformation
- Problems to solve
- Mixed Finance Structure
- Development Milestones
- Demolition/ Disposition
- Plans for Increasing Affordable Housing
- Accessibility
- Current Sites

QUESTION & COMMENTS

2002 PHA PLAN ANNUAL SUBMITTAL
 FIRST RAB MEETING - CFP/HOPE VI SUBCOMMITTEE
 DATE & TIME: Tuesday, March 25, 2003, 1:30 P. M.
 LOCATION: 440 Turk Street

SIGN-IN SHEET

#	NAME	ADDRESS/DEVELOPMENT	PHONE #
1	LINA ILALIO	1815 EGBERT / HDD & MOD	715-3210
2	INEZ REID	345 Daquello BL apt #406	386-5158
3	Maggie Wang	1815 Egbert Ave.	715-3274
4	Suzie Barrera	1815 Egbert Ave	715-3269
5	Sam Beatt	1815 Egbert	386-5158
6	AUCIA SIGCA	SFHA / MOD	715-3268
7	ROSE G. WONG	RAB	715-3265
8	Ann 2010 Alvarado	510 Wessan	552-3191
9	Vera Stewart	1251 Turk Street #16	6415
10			621-5060
11			749-1657
12			



SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT DEPARTMENT
MODERNIZATION AND CONSTRUCTION DEPARTMENT

March 28, 2003

SFHA
2003 PHA Plan Submittal
CFP and HOPE VI Resident Advisory Board Sub-Committee

Dear Advisory Board Member:

Thank you for attending the second, 2003 Capital Fund Program (CFP) and HOPE VI Advisory Sub-Committee Meeting, last Tuesday, March 25, 2003. Attached to this letter are the meeting minutes for your review.

The next Advisory Sub-Committee meeting will be held on **Tuesday, April 1 at 1:30 PM, at 440 Turk Street** to discuss the Performance and Evaluation Report for active Capital Fund Programs to be included in the 2003 PHA Plan.

If you have any questions or concerns, please call me at 415/715-3265 for CFP related matters or Juan Monsanto for HOPE VI related matters at 415/715-3217.

Sincerely,

Alicia Sisca
Senior Project Manager
Housing Development and Modernization Department

Attachment

Cc: B. Smith, J. Monsanto, B. Dahlstrom, R. Davis
2003 PHA Plan File



SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT DEPARTMENT
MODERNIZATION AND CONSTRUCTION DEPARTMENT

March 28, 2003

SFHA
2003 PHA Plan Submittal
CFP and HOPE VI Resident Advisory Board Sub-Committee

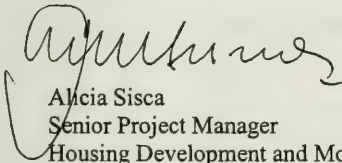
Dear Advisory Board Member:

I am sorry you were not able to attend the second, 2003 Capital Fund Program (CFP) and HOPE VI Advisory Sub-Committee Meeting, last Tuesday, March 25, 2003. Attached to this letter are the meeting minutes for your review.

The next Advisory Sub-Committee meeting will be held on **Tuesday, April 1 at 1:30 PM, at 440 Turk Street** to discuss the Performance and Evaluation Report for active Capital Fund Programs to be included in the 2003 PHA Plan.

If you have any questions or concerns, please call me at 415/715-3265 for CFP related matters or Juan Monsanto for HOPE VI related matters at 415/715-3217.

Sincerely,



Alicia Sisca
Senior Project Manager
Housing Development and Modernization Department

Attachment

Cc: B. Smith, J. Monsanto, B. Dahlstrom, R. Davis
2003 PHA Plan File



San Francisco Housing Authority
City and County of San Francisco

440 Turk Street
San Francisco, CA 94102
(415) 554-1200

2003 CAPITAL FUND PROGRAM (CFP) AND HOPE VI PROGRAM

2ST ADVISORY COMMITTEE MEETING

DATE & TIME: Tuesday, March 25, 2003 @ 1:30 P.M.

LOCATION: 440 Turk Street, San Francisco, CA.

MINUTES

OPENING REMARKS AND INTRODUCTIONS:

Resident leaders were present from senior and family developments and in-house staff members that signed up to be part of the Advisory Committee. Ms. Alicia Sisca welcomed everyone and passed around a sign-in sheet for those attendees. The Translator committees were dismissed of service.

HANDED OUT MATERIALS:

- 1) Agenda ~ Resident Advisory Board Meeting #2
- 2) Minutes ~ 1st Advisory Committee Meeting
- 3) 2003 CFP Priorities Work Items
- 4) CFP 2003 Work Statement - 1st DRAFT
- 5) CFP/HOPE VI Sub-Committee Account Distribution
- 6) 2003 PHA Plan Schedule of Time and Activities

CFP AND HOPE VI ADVISORY BOARD SUB-COMMITTEE ~ MINUTES

Alicia Sisca, Senior Project Manager, Modernization briefly went over the previous Advisory Committee meeting minutes that were mailed out to the committees for their review and approval. Alicia mainly went through a discussion on a few of the resident issues. The minutes were therefore approved.

DISTRIBUTION OF FUNDS FOR 2003 CFP APPLICATION

Alicia Sisca, thoroughly explained how each line item percentage are utilize and distributed of the total grant application in the amount of \$15,748.821 and that this funding is for the existing developments in need of improvements as by priorities, not HOPE VI sites.

2003 CFP ANNUAL STATEMENT PRIORITIES

Alicia Sisca briefly explained federal regulations mandates physical and management improvements priorities criteria just as Lead based Paint (LBP); Asbestos Containing Material (ACM) Abatement; ADA/or 504 requirements; etc.

2003 CFP FIVE-YEAR PLAN PRIORITIES

Alicia Sisca thoroughly went over the Five-Year Plan and explained the procedures when receiving resident survey forms through the mail and from the property office that will be the final draft to be presented at our Public Hearing on May 20, 2003. This draft will also be available at the property sites in the Property Manager's office and given 45 days to comment on the proposed plans.

Alicia Sisca also informed the Advisory Committees that next week Tuesday, April 1st will be our last resident Advisory meeting and we will discuss our Performance and Evaluation Report and today we are finalizing the comments we have received for the proposed Annual Statement and the new Five Year Plan. It will reflect all the comments and concern that we received from the residents. The Performance Report will show us how the funding was allocated and spend.

RESIDENT SURVEY REPORT

(Please see attachment) Hayes Valley Improvements presented by Tanzola Alexander. Ms. Alexander also provided recommendations on how to prioritized CFP work items that will be included as Part of the First Draft Annual Statement for Public review.

RESIDENT ISSUES:

1. Vacate units in various developments
 - a) Resident Involvement
 - b) Units are to complied with Federal standards
 - c) Suggested to bring pictures of vacate units under rehabilitation
 - d) Prioritize health and safety hazard jobs

HOPE VI PROGRAM

Mr. Juan Monsanto, Housing Development and Modernization, Planning and Program Development Manager thoroughly explained the mission of the HOPE VI program and passed out a booklet for each member.

Mr. Monsanto explained the HOPE VI Revitalization where funds are leveraging an additional \$166.8 million in other private and public funds. We are building \$285.3 million dollars on constructions. HOPE VI can apply up to 20 to 35 million dollars. We want to start improving affordable housing to where residents can be proud to live on Public housing.

Mr. Monsanto went on to explaining that in order to build one site, it will cost several million dollars so we put a list together of the sites needed improvements. For example, Hunter's View is one of the worst sites now. It has deteriorated and has a lot of problems with infrastructure; plumbing; electrical; water damage and sidewalk cracks. Also, Alice Griffith site has a lot of problems as well and these problems may have some option to build or to demolish and rebuild. We will be looking at some of these options. And by doing this we are going to put out a Request for Proposals (RFP) to various developers.

On our next meeting Mr. Monsanto will bring some ideas on what to ask the developer(s) and some opportunities to home ownership.

ISSUES AND CONCERNS:

Rose Parks Development:

- 1) Complaint ~ Senior and Disabled residents on wheelchairs being on the higher level floors.
 - **A request to be placed on the ground floors.**
- 2) Complaint ~ Resident Custodian is living in a three bedroom apartment on the ground floor.
 - **It would benefit a disabled resident to be placed in that unit.**

This meeting was adjourned @ 3:30 P.M. Our next Advisory Board meeting will be next Tuesday, April 1st at 1:30 P.M.

Hayes Valley Apartments Improvements

Street Safety Gate	Parking lots	North
Security fence	Higher	
Utility Ranges	Washer/Dryer/Stove	
Whirlpool repair	Twice a year	
Pest Control	Once a month	On-going
Maintenance Man	Week end	
Maintenance Man	One for each property	North and South
Boiler Repair	Replace pumps	
Speed bumps	North and South	
Interior apartments	Painting	
New Carpets	North and South	
Roof repair		
Chemical	For grease removal	On stairs
Plumbing	Sewage (Lateral)	
Keep garbage disposal	On supply	

By: Tanzola Alexander



San Francisco Housing Authority
City and County of San Francisco

440 Turk Street
San Francisco, CA 94102
(415) 554-1200

Agenda

PHA PLAN – CFP/HOPE VI SUBCOMMITTEE
2003 ANNUAL SUBMITTAL

Meeting Objective: RAB Meeting #3 – CFP/HOPE VI SUBCOMMITTEE
Date and Time: Tuesday, April 1, 2003. 1:30 P.M.
Location: 440 Turk Street

- APPROVAL OF 3/25/03 MEETING MINUTES

CFP

- 2003 Performance and Evaluation Report
- 2003 CFP Annual Statement Priorities – First Draft
- 2003 CFP Five-Year Plan Priorities – First Draft

HOPE VI

- 2002 Physical Needs Assessment – Current Conditions
- Potential Revitalization Sites
- Demolition/ Disposition Options

QUESTION & COMMENTS

SIGN-IN SHEET

#	NAME	ADDRESS/DEVELOPMENT	PHONE #
1	JACKIE SACHS	2698 California Street #404	(415) 931-9731
2	Renee G. Hong	490 Turk Street #311	552-3191
3	Brenda Moore	1815 Cypress	715-3120
4	Liz Taylor	HD/PROD - 1815 Cypress	715-3216
5	Tanya Mullins	440 Turk	554 1269
6	AUCIA GISCA	SFHA - MOD	715-3265
7	TANZOLA ALEXANDER	510 WEBSTER	6415 631-0506
8			
9			
10			
11			
12			



San Francisco Housing Authority
City and County of San Francisco

440 Turk Street
 San Francisco, CA 94102
 (415) 554-1200

2003 CAPITAL FUND PROGRAM (CFP) AND HOPE VI PROGRAM

3RD ADVISORY COMMITTEE MEETING

DATE & TIME: **Tuesday, April 01, 2003 @ 1:30 P.M.**

LOCATION: **440 Turk Street, San Francisco, CA.**

MINUTES

OPENING REMARKS AND INTRODUCTIONS:

Advisory Committee resident leaders from family and senior developments were present and those staff members from Housing Development/Modernization and Finance departments. A sign-in sheet was passed around for those attendees.
 (See Sign-In Sheet).

HANDED OUT MATERIALS:

CFP:

- 1) Agenda ~ Resident Advisory Board Meeting #3
- 2) Minutes ~ 2nd Advisory Committee Meeting
- 3) 2003 Performance and Evaluation Report
- 4) 2003 CFP Annual Statement Priorities- 1st DRAFT
- 5) 2003 CFP Five-Year Plan Priorities – 1st DRAFT

HOPE VI:

- 1) 2002 Physical Needs Assessment – Current Conditions
- 2) Potential Revitalization Sites
- 3) Demolition/Disposition Options

APPROVAL OF MINUTES 3/25/03 MEETING:

Alicia Sisca, briefly went over the Resident Survey report prepared by Ms. Tanzola Alexander who had provided recommendations on prioritized work items which will be included as part of the First DRAFT of the Annual Submittal for the Public Hearing Meeting. Surveys were also received from residents and will be summarized on a chart for public review. Minutes approved and passed.

2003 CFP PERFORMANCE AND EVALUATION REPORT

Ms. Elizabeth Tang, Capital Program Financial Manager, HDD/MOD department explained the process of the Performance and Evaluation report and what HUD requires. In order to submit the next year PHA Plan we will need to show our current status on all active budgets. HUD requires that the Authority report as of March 31st. Currently, the agency has not closed the general ledger for March 31st 2003. During the next few meetings we will only present what we have now until the general ledger is closed. We will work on the information as of March 31st and have it ready for public review and to be presented at the Public Hearing.

2000 CFP Part 1: Summary

Elizabeth Tang, explained the total grant funded in 2000 CFP is \$17,693,653 which we are fully obligated by line items. \$14,545,431 has been spent and the remaining balance will be expended by the end of 2003.

Alicia Sisca, Senior Project Manager, Modernization, further explained the general description of the work categories on the various developments on what had been obligated and work in progress or completed. Alicia had asked the Advisory Committee to review the work items on this report because it will be provided at the Public Hearing Meeting for any comments. This report will also be sent to the Mayor's Office and all the community organizations that might be of interest on how we utilize our funding and prioritize our construction work. This information is public information. Therefore, any questions or comments are welcome and will be incorporated into the PHA Plan.

2002 CFP Part 1: Summary

Elizabeth Tang, explained the total grant funded in 2002 CFP is \$15,748,215 and total amount obligated is \$5,443,655 what we spend is \$4,176,769 these grants are still open. Alicia Sisca, clearly reminded everyone that this report is a draft and that the general information date will reflect as of March, 2003 and the final Performance and Evaluation report will be published at the Property Manager's offices and at 440 Turk. The Advisory Committee members will receive their copies in the mail.

2003 CFP FIVE-YEAR PLAN PRIORITIES – 2ST DRAFT:

Alice Sisca thoroughly explained that some jobs have been moved to be part of the Five-Year Plan and other items were prioritized to be part of the Annual Statement for Year 2003. Alicia pointed out on the draft the colored items (green) are reprogrammed; item colored yellow are new items from other Managers; Maintenance and Modernization construction services managers. Still, we will need to reduce to meet the \$15,748,821. The total needed items came up to \$16,169,284 and we will need to reduce to meet the budget. This is based on all developments excluding HOPE VI sites. This report will be presented at the Public Hearing and will be available for public review for 45 days before

the Public Hearing. The Executive Director will have the final recommendation then we will present it to the Commissioners for approval, then submit to the Mayor for approval and finally submission for HUD's approval.

HOPE VI PROGRAM

Mr. Juan Monsanto, Housing Development and Modernization, Planning and Program Development Manager thoroughly spoke about the severely distressed sites that require comprehensive revitalization, including: Hunters View; Alice Griffith; Hunters Point; Westbrook; Sunnydale; and Potrero Terrace. A break down figure of each site of the Proposed Federal sources of funds and proposed Non-Federal funds were presented in writing (Please see hand-out materials).

Mr. Monsanto explained the Demolition/Disposition Activity Description on HOPE VI developments and other proposed sites. We are not only looking at disposition or totally demolishing these sites but replacing public housing units (one for one) as well as upgrading. Further rehabilitation may be done at the Sunnydale and Potrero developments and possibly adding infill units to create a mixed income community. We will need to apply to HUD for any changes to the unit composition of our sites. We are outlining some of these procedures on our PHA plan and looking very carefully at our Five-Year plan for funding many of these sites. That is why it is so important to prioritize the comprehensive work that we have with very limited funds, since HOPE VI will only probably last for another year, and the HUD funding will be diminishing consistently. A Request for Proposals will be developed to look at private and public funding opportunities to better manage the current needs of our capital improvements needs and identify leveraging resources for future projects.

RESIDENT COMMENTS AND ISSUES:

CFP

430 Turk Street ~ (Q) Intercom System; this system is currently still out-of-order?

(A) This work is still in progress and will be completed soon.

2698 California; Units #201-203 (Senior Building) ~ (Q) 504/ADA units; Bathroom sink is in the hallway sticking out and cabinets are too high. Who decided this was ADA compliance?

(A) We will have the 504/ADA Project Manager look into these units.

HOPE VI

Rose Parks ~ A plan to add 60 units above the Community Center.

Hunters Point ~ Bay view area has no services to the Community.

- Looking for ways to rebuild communities in the Bay View.
- To establish a plan with private developers.
- Plan is 10 years to enhance Hunters Point area with private Federal State funds.
- Where do resident relocate?
 - o Residents are relocated temporary to a unit that fits their family composition
 - o Some residents relocate out of the city or state (this is their option).
 - o Programs available for homeownership.

Alicia Sisca in closing assured the committee that she will mail out all the correct information and location of the Public Hearing meeting. Meeting was adjourned @ 3:30 P.M.



2003 CAPITAL FUND PROGRAM
ANNUAL SUBMISSION

11. SFHA STAFF MEETING NOTES



San Francisco Housing Authority
City and County of San Francisco

1815 Egbert Avenue
San Francisco, CA 94124
(415) 715-3265 fax: (415) 715-3243
email: siscaasfha.org

Agenda

PHA PLAN
2003 ANNUAL SUBMITTAL
Administrators, Directors and Managers Meeting #1

Date and Time: Wednesday, March 5, 2003. From 10:30 A.M. to 12:30 P.M.
Location: 1815 Egbert Ave., 3rd Floor

- A. OVERVIEW:
- Schedule of activities
 - Second mass mailing
- B. HUD REGULATIONS:
- Task assignment for submission
 - HUD timeline and development process
 - Plan template
 - Resident Advisory Board (RAB)
- C. QUESTION & COMMENTS

PHA PLAN

2003 ANNUAL SUBMITTAL

Administrators, Directors and Managers Meeting #1

DATE & TIME: Wednesday, March 5, 2003, 10:30 A.M. to 12:30

LOCATION: 1815 Egbert Ave., 3rd Floor

SIGN-IN SHEET

#	NAME	DEPARTMENT	PHONE #	FAX #
1	Wendy M. Harding	Big Star Properties	920-2620	920-2610
2	Signature: [Signature]	Dist. 3 rd	920-79724	920-1426
3	William Chung	Dist. 2	929-5600	929-5608
4	Tommy Vanden	Section 8	362-2065	
5	Mike Roetz	MSD	674-3208	674-3246
6	[Signature]	Housing Development of Mod.	554-1210	554-1242
7	Larry Myles	Finance	715-3215	715-3243
8	Rufus Davis	MSD	554-1269	554-1268
9	Herb-Lum	Finance	241-1046	554-1258
10	[Signature]	Office of Fair Housing	554-1266	554-1268
11	Marie BARBERA	Mind Manager	715-3269	715-3240
12	412 Tarky	Housing Dev/Mod	715-3252	715-3255
			715-3216	715-7201

DATE & TIME: Wednesday, March 5, 2003. 10:30 A.M. to 12:30

LOCATION: 1815 Egbert Ave., 3rd Floor

SIGN-IN SHEET

#	NAME	DEPARTMENT	PHONE #	FAX #
13	PHIL GREENING	MIS	3192	5955
14	Juan S Monson	ABEVI	715-3217	3201
15	Barbara Sants	HDD MOD	715-3220	715-3201
16	Jamie Williams	Admin. Services	553-1201	552-5866
17	ALICIA SISCA	MOD	553 715-3265	715-3243
18				
19				
20				
21				
22				
23				
24				

San Francisco Housing Authority
MEETING MINUTES

RE: PHA Plan - Administrators, Directors, and Managers Meeting #1

Date: March 5, 2003

Time: 10:30 AM to 12:00 PM

Location: 1815 Egbert, 3rd Floor Conference Room

Present:	Mike Roetzer	Ron Fazzio	Gwen Washington
	Barbara Smith	Ignatius Leonor	William Chung
	Tony Uciferri	Bob Dahlstrom	Terry Mulios
	Herb Lum	Phil Grennan	Rufus Davis
	Suzie Barrera	Liz Tang	Juan Monsanto
	Jim Williams	Alicia Sisca	

Packets were handed out to all those present at today's meeting.

Contents of the packet:

- 2003 PHA Plan Schedule of time and Activities
- A draft of the a letter to District and Property Managers
- A draft of invitation to residents to the Public Hearing
- Administrator's, Director's, and Manager's Input Form
- Excerpts from HUD instructions for PHA plan (section 5)
- Fair Market Rent/Payment standard information

AGENDA

A. OVERVIEW:

- Schedule of activities

After reviewing the schedule of Activities, the mayor milestones were approved.

First Draft of the Plan including all attachments must be completed by 3/31/03 to be presented at the Third Managers Meeting on 4/2/03, at the Second Community Partners Meeting on 4/2/03 and to be reproduced and distributed to all Property Offices, 440 Turk and 1815 Egbert Street for Public Review on 4/7/03

Processing of Resident's Survey will be done by Suresa Taua'i. Suresa will sort copy and distribute surveys to different departments to be prioritized and included on plan.

- Second mass mailing. Going out with rent statement

The purpose of the second mass mailing is to invite residents to a public hearing and to review a draft of the 2003 PHA Plan. The second mass mailing will be mailed together with rent statements. It will be one sheet double sided with the English version of the invitation plus translation into five different languages. Rufus will confirm location and

time of the Public Hearing by Thursday morning. The final version will be delivered to the Office of Fair Housing for translation to Chinese, Vietnamese and Russian, Alicia will do Spanish translation. The deadline for mailing the invitation out with the April rent statements is Friday March 7, 2003.

Rufus Davis will mail out a letter to all District and Property Managers and Resident's Survey Forms informing about the PHA Plan Process requesting assistance from them to collect information from tenants.

B. HUD REGULATIONS:

- Task assignment for standard submission (see table, Exhibit 2):

Executive Summary: This will be done once we finalize all the goals and changes we're including in our plan.

5 year plan template: Rufus Davis

Hope VI: Juan Monsanto

Financial Resources: Finance Department

Policies on Eligibility, Selection, and Admission: Tony Uciferri

Rent Determination Policies: Tony Uciferri

Operations and Management Policies: Executive Office

Grievance Procedures: Legal Department

Capital Improvement Needs: Modernization Department and Maintenance Department

Demolition and Disposition: Juan Monsanto

Designation of Housing: Gregg Fortner

Crime and Safety: Jim Williams

Audit: Finance Department

- HUD timeline and development process

According to the HUD timeline, preparations for developing the PHA plan should begin in February, which we have done. We are also to obtain a copy of the jurisdiction's Consolidated Plan. By end of March, we should have a drafted plan for discussion with our partners. The notice of hearing must be published 45 days before the public hearing.

The second manager's meeting is scheduled for Wednesday, March 26, 2003, 10:30AM
at 1815 Egbert, 3rd Floor Conference Room



SAN FRANCISCO HOUSING AUTHORITY

March 5, 2003

Dear District and Property Managers:

Every year we submit to HUD a Public Housing Authority (PHA) Plan application.

The process of selecting and prioritizing needed work is through weekly meetings with Housing Authority Residents and in-house meetings with Administrators and Managers, from March through June 2003. The purpose is to prepare the 2003 Annual Work Plan and update the Five Year (2003-2006) Plan.

To assist in the preparation of a more comprehensive plan, we need your assistance in outreaching our residents. Attached you will find a schedule of meetings and an informal survey that we would like you, as a Property Manager, to complete and send back to our office. You may want to share them with your maintenance staff and get their comments as well. Please make sure that all your surveys are identified with the name of your residential development.

The survey has been mailed to all SFHA Residents, please, encourage residents at your development to fill in the input form at the time they come to pay their rent, collect the forms and forward them back to Rufus Davis's attention at 440 Turk Street main office.

We must have as many surveys as possible by April 30, 2003, in order to process and prioritize the needs.

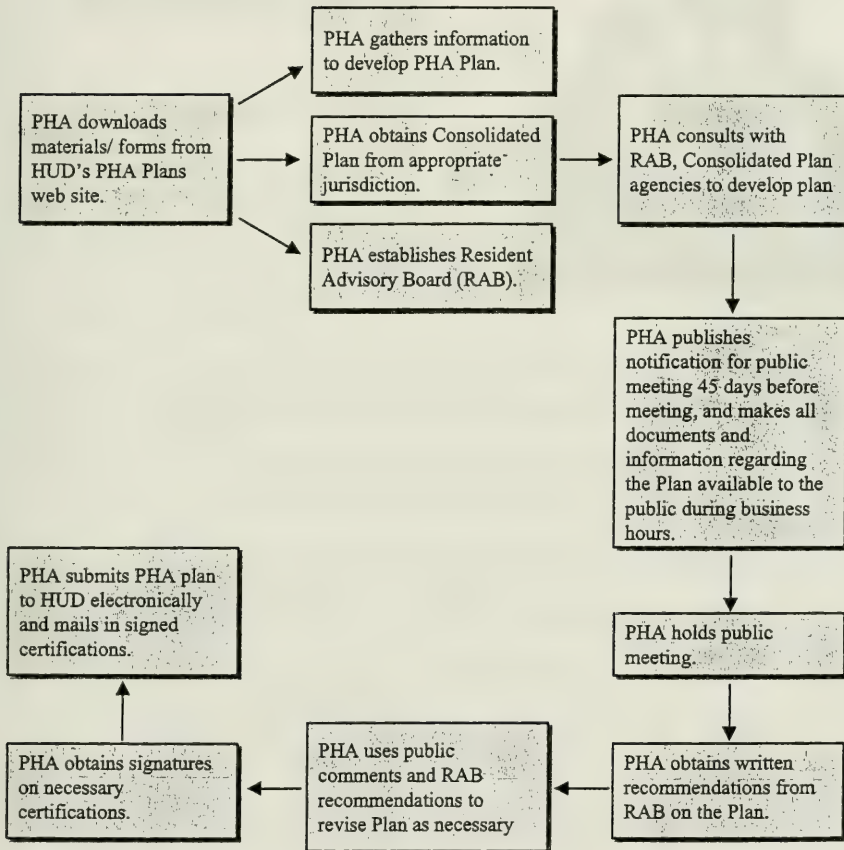
In addition you will find together with this letter a copy of our 2002 PHA Plan and CFP Five-year plan that will serve as starting point to update the new PHA Plan. These documents must be available for the public to review.

We appreciate your assistance in this process. It will certainly outreach as many residents as possible and may identify physical needs that the Advisory Committee may not be aware of. Thanks!

Cc.: Gregg Fortner
Board of Commissioners
Naja Boyd.

Attachments

Exhibit 4
PHA Plan Development Process



Section Five

Submitting the PHA Plan

5.1 Checklist for Completion

How do you know if your plan is complete?

Use the following checklist to ensure that the PHA Plan is complete and ready for submission: (See also the description of the PHA Plan development process and timeline in [Section 2](#).)



- ☐ Template filled out completely ✓ RUFUS - 3/20/03
- ☐ Attachments properly identified/named and listed in Table of Contents — RUFUS —
- ☐ Table of Contents completed, with page numbers added
- ☐ Public Notice published regarding the review period and public meeting ✓
- ☐ Plan, attachments and supporting documents made available for review by the public for a 45-day period ✓
- ☐ Public meeting conducted by the Board/governing body of the PHA ✓
- ☐ RAB comments received and addressed ✓
- ☐ Required Certifications signed ✓
- ☐ Instructions on how to submit the template electronically obtained from the PHA Plans web site and reviewed

Once these steps have been completed by the PHA, the plan should be ready for electronic submission to HUD.

FAIR MARKET RENT/PAYMENT STANDARD

UNIT SIZE		EFFECTIVE 12/10/99	EFFECTIVE 10/18/00
		Fair Market Rent	VOUCHER
SRO		\$936.00	\$936.00
STUDIO		\$1,248.00	\$1,248.00
ONE		\$1,616.00	\$1,616.00
TWO		\$2,043.00	\$2,043.00
THREE		\$2,808.00	\$2,808.00
FOUR		\$2,965.00	\$2,965.00
FIVE		\$3,410.00	\$3,410.00
SIX		\$3,855.00	\$3,855.00
SEVEN		\$4,299.00	\$4,299.00
CCS Code		C00	P01
		INCOME LIMITS AS OF 02/20/03	
FAMILY SIZE	30% of Median (Income Targeting Per QHWRA)	SECTION 8	LOWER INCOME SECTION 236 RENT SUPPLEMENT
1	\$ 23,750.00	\$39,600.00	\$63,350.00
2	\$ 27,150.00	\$45,250.00	\$72,400.00
3	\$ 30,550.00	\$50,900.00	\$81,450.00
4	\$ 33,950.00	\$56,550.00	\$90,500.00
5	\$ 36,650.00	\$61,050.00	\$97,700.00
6	\$ 39,350.00	\$65,600.00	\$104,950.00
7	\$ 42,050.00	\$70,100.00	\$112,200.00
8	\$ 44,800.00	\$74,650.00	\$119,450.00



San Francisco Housing Authority
City and County of San Francisco

440 TURK STREET
San Francisco, CA 94102
415-554-1200

Agenda

PHAN PLAN
2003 ANNUAL SUBMITTAL

Meeting Objective:	Administrators, Directors and Managers Meeting #2
Date and Time:	Wednesday, March 25, 2003. From 10:30 A.M. To 12:00 Noon
Location:	1815 Egbert Avenue, 3 rd Floor

1. REVIEW SCHEDULE OF OVERALL PROCESS
2. SECOND MASS MAILING
3. PUBLIC HEARING ADVERTISEMENT
4. CFP ANNUAL STATEMENT FIRST DRAFT
5. QUESTION & COMMENTS

ANNUAL SUBMITTAL ADMINISTRATORS, DIRECTORS AND MANAGERS 2ND MEETING

DATE & TIME: Wednesday, March 25, 2003, 10:30 A.M. to 12:00 Noon

LOCATION: 1815 Egbert Avenue, 3rd Floor

SIGN-IN SHEET

#	NAME	DEPARTMENT	PHONE #	FAX #
1	Liz Tanky	HD/HOD	715-3216	715-3201
2	TERRY MULLOS	FINANCE	554-1269	554-1268
3	RUFUS DAVIS	STHA - MSSD	247-1046	554-1258
4	Jan Wilentz	STHA - MSSD	554-1221	
5	Tony Ucciferri	Section 8	674-3208	674-3216
6	SUZIE BARRERA	Office of Fair Housing	715-3269	715-3240
7	Cherise Williams Jr	Safety OFFICE	715-3188	715-3255
8	Don Gazzo	MAINTENANCE	715-3252	715-3255
9	Robert Washington	Modernization	715-3215	715-3243
10	Barbara L. Santa	HOD WOD	715-3220	715-3201
11				
12				

**San Francisco Housing Authority
MEETING MINUTES**

RE: PHA Plan - Administrators, Directors, and Managers Meeting #2

Date: March 26, 2003

Time: 10:30 AM to 12:00 PM

Location: 1815 Egbert, 3rd Floor Conference Room

Present:	Ron Fazzio	Bob Dahlstrom
	Barbara Smith	Terry Mulios
	Tony Ucciferri	Liz Tang
	Rufus Davis	Charlie Williams
	Suzie Barrera	Jim Williams
	Alicia Sisca	

Packets were handed out to all those present at today's meeting.

Contents of the packet:

- 2003 PHA Plan Schedule of time and Activities
- Account Distribution for 2003 CFP Funding
- 2003 Work Statement for 2003 CFP – First Draft
- Memo from Maintenance – Identified Issues Needed for Maintenance

AGENDA

1. REVIEW SCHEDULE FOR OVERALL PROCESS:

All the scheduled Activities have been completed as planned up to date.

First Draft of the Plan including all attachments must be completed by 3/31/03 to be presented at the Third Managers Meeting on 4/2/03, at the Second Community Partners Meeting on 4/2/03 and to be reproduced and distributed to all Property Offices, 440 Turk and 1815 Egbert Street for Public Review on 4/7/03

Suresa Taua'i completed processing of Resident's Survey. Alicia will sort copy and distribute surveys to different departments to be prioritized and included on plan.

2. SECOND MASS MAILING:

The purpose of the second mass mailing is to invite residents to a public hearing and to review a draft of the 2003 PHA Plan. The second mass mailing will be mailed through Snyder/Newell on March 28 for Public Housing and Section 8. Hope VI developments will be done through Developers. It will be one sheet double sided with the English version of the invitation plus translation into five different languages. Rufus confirmed location and time of the Public Hearing. The final version was delivered to the Office of

Fair Housing for translation to Chinese, Vietnamese, and Russian; Alicia did Spanish translation

3. PUBLIC HEARING ADVERTISEMENT:

The Public Hearing will be advertised on three local Newspapers starting Sunday, April 6. It will also be published on the Internet.

4. CFP ANNUAL STATEMENT FIRST DRAFT:

The First Draft was discussed. The proposed items must be prioritized to accommodate the available Funding. Management Improvements must be reduced by \$600,00 to meet the 20% allowable. Physical Improvements must be reprogrammed to forward Construction Items to future Years up to \$5,000,000.

Managers, Directors and Administrators will forward priorities to reflect revisions for the final draft by Monday, March 31.

The third manager's meeting is scheduled for Wednesday, April 2, 2003, 10:30AM at 1815 Egbert, 3rd Floor Conference Room



SAN FRANCISCO HOUSING AUTHORITY

440 Turk Street · San Francisco, CA 94102 · Phone: (415) 554-1200

RESIDENT ADVISORY BOARD

CFP/HOPE VI SUB-COMMITTEE

TO DISCUSS THE 2003 PHA ANNUAL PLAN

TUESDAY, MARCH 25, 2003 AT 1:30 P.M.

AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA 94102

ACCOUNT DISTRIBUTION FOR 2003 CFP FUNDING

ADMINISTRATION, 10% OF TOTAL GRANT	\$ 1,574,821
OPERATING SUBSIDY, 20% OF TOTAL GRANT	\$ 3,149,643
MANAGEMENT IMPROVEMENT, 20% OF TOTAL GRANT	\$ 3,149,643
FEES AND COSTS, 8% OF TOTAL GRANT	\$ 1,260,000
 TOTAL SOFT COSTS (58%)	 \$ 9,134,107
TOTAL HARD COSTS (42% CONSTRUCTION ITEMS)	\$ <u>6,614,714</u>
 TOTAL GRANT APPLICATION (100%)	 \$ 15,748,821



San Francisco Housing Authority
City and County of San Francisco

440 TURK STREET
San Francisco, CA 94102
415-554-1200

Agenda

PHAN PLAN
2003 ANNUAL SUBMITTAL

Meeting Objective:	Administrators, Directors and Managers Meeting #3
Date and Time:	Wednesday, April 2, 2003. From 10:30 A.M. To 12:00 Noon
Location:	1815 Egbert Avenue, 3 rd Floor

1. REVIEW SCHEDULE OF OVERALL PROCESS
2. RESIDENT'S INPUT FORMS PROCESSING
3. CFP ANNUAL STATEMENT FIRST DRAFT
4. QUESTION & COMMENTS

ANNUAL SUBMITTAL ADMINISTRATORS, DIRECTORS AND MANAGERS 3rd MEETING

DATE & TIME: Wednesday, April 2, 2003, 10:30 A.M. to 12:00 Noon

LOCATION: 1815 Egbert Avenue, 3rd Floor

SIGN-IN SHEET

#	NAME	DEPARTMENT	PHONE #	FAX #
1	Charlene Williams	Safety	715-3185	715-5958
2	Bruce J. J. J. J.	MUS	715-3192	715-5955
3	Brian J. J. J.	Mount	715-3252	715-3255
4	Tom J. J. J.	Section 8	715-3252	715-3255
5	Robert J. J. J.	HD & M	715-3215	715-3243
6	A. S. S. C. A.	HD & M	715-3265	715-3243
7	Muzie B. B. B.	Office of Fair Housing	715-3269	715-3248
8	Terry M. M. M.	FINANCE	554-1269	554-1268
9	Hens Lum	FINANCE	554-1264	554-1268
10	Liz T. T. T.	HD/NOI	715-3216	715-3201
11	James Hudson	HOUSING OPERATIONS	447-1706	345-0133
12	Dorella Carter	Housing OPS	563-0381	563-2817

**SAN FRANCISCO HOUSING AUTHORITY
CAPITAL FUND 2003
MANAGEMENT IMPROVEMENT LINE ITEM REQUEST:**

DESCRIPTION	AMOUNT
CIVIL RIGHTS	52,293.00
IMPROVE FIX ASSETS	45,318.00
IMPROVE COMPUTER SYSTEM	154,957.00
RESIDENT EMPLOYMENT PROGRAM	139,422.00
IMPROVE CONTRACT SYSTEM	80,662.00
IMPROVE ACCOUNTING SYSTEM	42,365.00
IMPROVE FILING SYSTEM	6,008.00
SAFETY	94,900.00
TOTAL	615,925.00

2003 PHA PLAN

ANNUAL SUBMITTAL

ADMINISTRATOR'S, DIRECTOR'S AND MANAGER'S INPUT FORM.
Please return by 3/20/03 to Alicia Sisca.
Thank you.



San Francisco Housing Authority
City and County of San Francisco
1851 Egbert Avenue
San Francisco, CA 94124
(415) 715-3265 fax: (415) 715-3243
email: siscaa@spha.org

SUBMITTED BY: Suzie Barrera
DEPARTMENT: Office Of Fair Housing
DATE: 3/10/03

#	DEVELOPMENT	MANAGEMENT IMPROVEMENTS		PHYSICAL IMPROVEMENTS		COMMENTS
		DESCRIPTION	ESTIMATED COST	DESCRIPTION	ESTIMATED COST	
1	Office of Fair Housing	Verbal & Written Translation	\$7,000.00			
2	Office of Fair Housing	Replacement/Maintenance Headsets	\$2,000.00			
3						
4						
5						
6						
7						
TOTAL MANAGEMENT IMPROVEMENTS=			\$9,000.00	TOTAL PHYSICAL IMPROVEMENTS=		

2003 PHA PLAN

ANNUAL SUBMITTAL



San Francisco Housing Authority
City and County of San Francisco
1851 Egbert Avenue
San Francisco, CA 94124
(415) 715-3265 fax: (415) 715-3243
email: siscaa@sifha.org

ADMINISTRATOR'S, DIRECTOR'S AND MANAGER'S INPUT FORM.
Please return by 3/20/03 to Alicia Sisca.
Thank you.

SUBMITTED BY: PHILIP GREENMAN
DEPARTMENT: MSS
DATE: 3/30/03

#	DEVELOPMENT	MANAGEMENT IMPROVEMENTS		PHYSICAL IMPROVEMENTS		COMMENTS
		DESCRIPTION	ESTIMATED COST	DESCRIPTION	ESTIMATED COST	
1		NEW ACCOUNTING & THOUSING SOFTWARE	\$1,000,000			
2		PROGRAMMER/ANALYST POSITION	75,000			
3						
4						
5						
6						
7						
TOTAL MANAGEMENT IMPROVEMENTS=			\$1,075,000		TOTAL PHYSICAL IMPROVEMENTS=	

2003 PHA PLAN

ANNUAL SUBMITTAL



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email: siscaa@sflha.org

ADMINISTRATOR'S, DIRECTOR'S AND MANAGER'S INPUT FORM.
Please return by 3/20/03 to Alicia Sisca.
Thank you.

SUBMITTED BY: WILLIAM CHENG
DEPARTMENT: DIST. 2, P.Y./P.Y.N.
DATE: 3-20-03

#	DEVELOPMENT	MANAGEMENT IMPROVEMENTS		PHYSICAL IMPROVEMENTS		COMMENTS
		DESCRIPTION	ESTIMATED COST	DESCRIPTION	ESTIMATED COST	
1	P.Y. (10) P.Y.N. (18)	TO INSTALL ELECTRONIC SURVEILLANCE SYSTEM	UNKNOWN			SEE ATTACHED SHEET # 1
2	P.Y. (10) P.Y.N. (18)	TO REBUILD CHINA TOWN DEVELOPMENTS	UNKNOWN			SEE ATTACHED SHEET # 2.
3	895 pacific (10)			TO OVERHAUL THE DRAINAGE SYSTEM.		THE SYSTEM IS AGED AND NEEDS ATTENTION.
4						
5						
6						
7						
TOTAL MANAGEMENT IMPROVEMENTS=		TOTAL PHYSICAL IMPROVEMENTS=				

ATTACHEMENT SHEET TO ANNUAL SUBMITALL FORM P.Y. (10) AND P.Y.N. (18) DEVELOPMENTS.

#1 HUD had a crime prevention and resident involvement conference in San Francisco last year and I was fortunate to have the opportunity to attend the convention.

In the convention a lot of concepts and tools were introduced for the betterment of public housing development management. Most of the topics introduced are effective and efficient, however one strikes me most is the modernized electronic surveillance system. This system has been in existence for years, by way of CCTV. It appeared to me SFHA did not implement the system could be due to the monitoring cameras are vulnerable to vandalism, and the monitoring are limited.

The casings of the cameras have now been improved to the extent that they are much less vulnerable, to vandalism plus the signals from the camera can be transmitted thru telephone lines, then hooked onto computers, which made it easier and quicker to retrieve the records when necessary, moreover the records storage capacity also expanded substantially. The best feature is the system can be remotely monitored.

Admittedly the initial investment to install the system may be high, but if we can take the saved resources in the long run into consideration, the investment may be worthwhile.

During the presentation of this system we were told the performance of the system after installing and implementing the crime rate dropped by 40% TO 70% in 30 days.

The crime rate in Chinatown Public Housing Developments is on the rise, while we relocated our North Beach Developments residents here. It is also revealed that some known drug dealers from North Beach have relocated here. We are working hard to curtail crimes, and results are usually slow due to the processing paths.

Further more, the advantage of this tool is, it can not only deter the criminals thereby by achieve the prevention purposes, but also monitor the functioning of other equipments by way of different sensors hooked onto it, e.g. elevators, gate lock system, smoke detectors, emergency generators, garbage disposal system, boilers, flood alert, heating operations, alarm systems.

In short, all monitoring systems can be centralized and operate remotely, by way of electronic technology, which I believe would be the trend now and the future, which would be effective, efficient and cost effective.

ATTACHMENT SHEET

People who have visited S.F. Chinatown would find the colorful shops and restaurants on Grant Avenue, the produce shops, butchers, live sea food shops along Stockton Street plus the delivery trucks, the pedestrians shoppers, the commuting buses, the streets and side walks to cater all the passing traffic, in short it's always busy and crowded.

Chinatown has the highest population density in an already densely populated city, the situation seems to be worsen year after year and nothing seem to have been done to cope with the situation by the city planning.

San Francisco Housing Authority has 6 Housing Developments in the region extending about 3 city blocks, providing dwellings for about 500 low income families. The dwelling spaces occupy about 1/5 of the land, with a very limited parking facilities.

A typical American city is deemed to be a place of sharp transitions, construction, demolition and reconstruction go on almost ceaselessly with careful thoughts of preserving monuments and historical buildings.

S.F. Chinatown is said to be the largest Chinese Community outside of Asia, attracts a lot of tourists, plus its unique location with the surrounding beautiful scenarios , the easy to access transportation system, would be a good place to live, if only it can offer a good face lift. To demolish the run down buildings, replace with bright modern organized structures, widen the streets and sidewalks, to modernize the drainage systems, upgrade the street lighting, centralize the shops with sufficient disposal amenities.

While SFHA is going to implement mixed income Housing, I think it would not be easy to attract the higher income renters, whereas if changes can be made with the available conveniences and the scenery, we may stand a good chance to reach out to these renters.

2003 PHA PLAN

ANNUAL SUBMITTAL



San Francisco Housing Authority
City and County of San Francisco
1851 Egbert Avenue
San Francisco, CA 94124
(415) 715-3265 fax: (415) 715-3243
email: siscaa@sflha.org

ADMINISTRATOR'S, DIRECTOR'S AND MANAGER'S INPUT FORM.
Please return by 3/20/03 to Alicia Sisca.
Thank you.

SUBMITTED BY: **Michael Roetzer**
DEPARTMENT: **MSSD/Human Resources**
DATE: **April 10, 2003**

#	DEVELOPMENT	MANAGEMENT IMPROVEMENTS		PHYSICAL IMPROVEMENTS		COMMENTS
		DESCRIPTION	ESTIMATED COST	DESCRIPTION	ESTIMATED COST	
1	SFHA-Wide	Classification Study for 790 Positions	\$25,000			
2	SFHA-Wide	Classification Study for MEA Positions	\$25,000			
3						
4						
5						
6						
7						
TOTAL MANAGEMENT IMPROVEMENTS=		\$50,000		TOTAL PHYSICAL IMPROVEMENTS=		

2003 PHA PLAN

ANNUAL SUBMITTAL



San Francisco Housing Authority
City and County of San Francisco
1851 Egbert Avenue
San Francisco, CA 94124
(415) 775-3285 fax: (415) 715-3243
email: siscaa@sflha.org

ADMINISTRATOR'S, DIRECTOR'S AND MANAGER'S INPUT FORM.

Please return by 3/20/03 to Alicia Sisca.

Thank you.

SUBMITTED BY: John Williams
DEPARTMENT: MSSD Admin. Sec.
DATE: 3-25-03

#	DEVELOPMENT	MANAGEMENT IMPROVEMENTS		PHYSICAL IMPROVEMENTS		COMMENTS
		DESCRIPTION	ESTIMATED COST	DESCRIPTION	ESTIMATED COST	
1	PHA-wide	SECURITY PATROL SERVICES	\$2,300,000	GUARD TOUR SYSTEM HARDWARE/SOFTWARE	\$60,000	SYSTEMS REQUIRED FOR MONITORING SECURITY GUARD SERVICES
2	"			SECURITY CAMERAS SENIOR Bldgs.	\$50,000	" "
3	"			NEW/REPLACEMENT VEHICLES (PICK-UP TRUCKS)	\$150,000	REPLACEMENT OF AGE VEHICLES
4				ZCTV SYSTEMS	\$50,000	SECURITY CAMERA MONITORING SYSTEM
5						
6						
7						
TOTAL MANAGEMENT IMPROVEMENTS=		\$2,300,000		TOTAL PHYSICAL IMPROVEMENTS=		\$260,000

2003 PHA PLAN

ANNUAL SUBMITTAL

ADMINISTRATOR'S, DIRECTOR'S AND MANAGER'S INPUT FORM.

Please return by 3/20/03 to Alicia Sisca.

Thank you.



San Francisco Housing Authority
City and County of San Francisco

1851 Egbert Avenue
San Francisco, CA 94124
(415) 715-3265 fax: (415) 715-3243
email: siscaa@sfa.org

SUBMITTED BY: David Esparza
DEPARTMENT: Finance Department
DATE: March 21, 2003

#	DEVELOPMENT	MANAGEMENT IMPROVEMENTS		PHYSICAL IMPROVEMENTS		COMMENTS
		DESCRIPTION	ESTIMATED COST	DESCRIPTION	ESTIMATED COST	
1	440 Turk Street Finance Dept.			Replace Payroll & Accounts Payable Check Writing Laser Printers	\$7,500	
2	440 Turk Street Finance Dept.	Improve Filing System (Staff Cost)	\$17,000			
3	440 Turk Street Finance Dept.	Improve Accounting System (Staff Cost)	\$68,000			
4						
5						
6						
7						
TOTAL MANAGEMENT IMPROVEMENTS=			\$85,000	TOTAL PHYSICAL IMPROVEMENTS=		\$ 7,500

Memo

To: Alex Chanco
Director of Maintenance

From: Ron Fazzio
Manager of Maintenance

Date: 03/05/03

Re: Maintenance Identified Issues Needed For Properties

HOLLY COURTS

1. Continuation of upgrading of units on Appleton and Patton
2. 10 new boilers (hot water)
3. Upgrade water and waste line
4. Irrigation system and landscaping
5. Need adequate handrails to units
6. Upgrade exterior lighting
7. Exterior paint
8. Need some concrete repair

ALEMANY

1. Needs perimeter wrought iron fencing and 2 ft concrete retaining wall
2. Hill on Ellsworth need more cyclone fencing
3. Near entrance to Ellsworth left side building needs concrete work and drain work to correct ponding when it rains
4. Buildings due for painting.

SUNNYDALE

1. Need landscaping and proper irrigation system
2. Needs concrete work throughout development
3. Needs perimeter cyclone fencing repair
4. Units need rehabbing such as kitchen and bathroom updates, ventilation in both rooms with fans, ceramic tile in bathroom, cabinet upgrades etc. upgrade electrical wiring

ALICE GRIFFITH

1. Needs apartment updates/need shower/ventilation
2. Needs to be fully abated
3. Do away with boilers have units set up with water heaters and forced air furnace
4. Needs landscaping and proper irrigation
5. Needs a lot of dryrot repair to exterior of buildings
6. Perimeter cyclone fencing repairs or new sturdier wrought iron fencing
7. Extreme painting needs
8. Needs concrete repair
9. Update playground to 504 standard
10. Utility boxes, cages, etc. need replacing

ROBERT PITTS

1. Needs new fire alarm system
2. Needs exterior painting
3. Needs sewer and water lines redone
4. Needs landscape updated

WESTSIDE COURT

1. Needs exterior painting
2. Needs parking lots resurfaced
3. Apartments need rehabbing
4. Needs fencing repaired t/o development
5. Needs concrete repair
6. Needs irrigation and landscaping

PING YUEN

1. Needs new windows
2. Needs courtyard resurfacing t/o
3. Needs playground updated to 504 standard
4. Needs painting
5. Upgrade exterior and walkway lighting
6. Need all new fire hose cabinets
7. Upgrade mail boxes and make them 504 accessible
8. Upgrade trash compactor and equipment

POTRERO TERRACE

1. Concrete work t/o
2. Proper irrigation and landscaping
3. Needs 8 new hot water and heating boilers
4. Needs cyclone fencing repairs t/o development
5. Need unit rehab complete on Dakota

POTEREO ANNEX

1. Buildings need dryrot work especially one's with rear decks
2. Upgrading hot water boiler systems
3. Concrete work t/o development
4. Electrical service upgrade
5. Units need major rehab
6. Upgrade windows
7. Upgrade exterior lights
8. Tubwalls rotted

HUNTER POINT A-WEST

1. Dryrot issues
2. Concrete work needed t/o
3. Irrigation and landscaping needed t/o
4. Upgrade exterior lighting
5. Underground streams issue on Griffith St.
6. Perimeter fencing issues
7. Laundry facilities
8. Rotted tubwall

HUNTERS POINT WESTBROOK

1. Dryrot issues
2. Decks and fenced in yards need to be replaced (rotted)
3. Units do need rehab
4. Landscaping and irrigation system needs
5. Need sewer and water line upgrade
6. Need cyclone fencing repair t/o area
7. Need upgraded exterior lighting t/o development
8. Need concrete repair t/o development
9. Laundry facilities
10. Rotted Tubwalls

HUNTERS VIEW

1. Concrete repair t/o
2. Dryrot problems
3. Sewer and water line issues in various areas
4. Upgrade exterior lighting in various areas
5. Units do need rehab
6. On 3-story buildings such as 70/80 West Point need exterior drains on stairs revamped as well as waterproof stairs
7. Need apartment upgrading-bathroom, kitchen, etc
8. Upgrade development fencing
9. Laundry facilities/clothesline
10. New mail boxes

GREAT HIGHWAY

1. Needs exterior painting

4101 NORIEGA

2. Exterior painting
3. Redo waste line for laundry room
4. Upgrade exterior lighting

491-31ST AVE

1. Needs new back fence along Geary
2. Emergency generators

345 ARGUELLO

1. Needs emergency generators

275 THRIFT

1. Needs new roof and skylight
2. Low maintenance back yard landscaping
3. Needs painting

75-77 COLERIDGE

Recommend to tear down and rebuild. You can put more building on this lot. Right now, this property has many maintenance issues.

LUNDY LANE

Recommend tearing down and building more units on this property that meets code

RANDOLPH AND HEAD

1. Needs exterior painting

MISSION DOLORES

1. Needs new intercom system

3850-18th/DORLAND

1. Needs painting
2. Needs front and rear doors
3. Needs emergency generator
4. Needs new boiler
5. Mail boxes

ROSA PARKS

1. Needs complete waterproofing and painting

JFK

1. New boilers and relocate boiler stack
2. New windows
3. New motor for fountain

SAN JULES

1. Paint exterior

1750 MCALLISTER

1. New back door from parking lot ADA
2. Replace roof fan

1760 BUSH

1. Generator
2. Roof fan

25 SANCHEZ

1. Emergency generator

2698 CALIFORNIA

1. New front door ADA 504 approved
2. Hood and electric stoves installed in all units
3. Retile front entrance

Goal:

Obligate 90% of Y2001 CFP by 9/30/03
 \$5,909,000 x 90% less \$2,723,000 (currently obligated) =

Projects in Pre-award Phases

\$ 2,595,100

		<u>Budget</u>	
1	1750 McAllister Intercom/Directory, Card Reader	\$ 20,000	
2	1880 Pine Intercom/Directory, Card Reader	\$ 20,000	
3	666 Ellis Intercom/Directory, Card Reader	\$ 20,000	
4	Arguello Emergency Generator	\$ 150,000	
5	Duboce Emergency Generator	\$ 147,000	
6	California St. Emergency Generator	\$ 140,000	
7	Bay St. Emergency Generator	\$ 128,000	
8	Robert Pitts Fire Alarm System	\$ 577,000	
9	Mission Dolores Fire Alarm System	\$ 260,000	
10	Valesco Fire Alarm System	\$ 60,000	
11	Clementina Fire Alarm System	\$ 700,000	
12	Potrero Terrace Playground Site Work	\$ 50,000	
13	Potrero Terrace, Hunters View Sidewalks	\$ 255,000	
	TOTAL	\$ 2,527,000	\$ 2,527,000
	Remainder	\$	\$ 68,100

3/25/2003

Pending Architectural Services - Greg Roja & Associates

Priority	Y2002 CFP	Budget
1st	1 Woodside Range Replacement (110 DU)	\$ 75,000
5th	2 990 Pacific Range Replacement	\$ 50,000
7th	3 Sunnydale Site Work at Building 22E	\$ 250,000
	4 Ping Yuen ADA/504 Common Space	\$ 40,000
	5 Alice Griffith Security Booth Upgrade	\$ 19,000
	6 PHA Wide Playground Repairs/Replacement	\$ 100,000
4th	Y2000 CFP slated for Y2003 CFP	
	7 Valesco Deck Repairs	\$ 180,000
	8 Alemany ADA/504 Compliance, Ramps	\$ 35,000
	9 Alice Griffith ADA/504 Playground Accessibility	\$ 104,000
3rd	Y2001 CFP Remaining in Budget	
	10 San Jule Exterior Painting (LBP spec. & color scheme by SFHA)	\$ 40,000
2nd	Y2001 CFP slated for Y2003-4 CFP	
	11 Mission Dolores Range Replacement (92 DU)	\$ 100,000
6th	12 3850-18th St Range Replacement (107 DU)	\$ 125,000
	12 JFK Towers (98 DU)	
	Change in priorities by Maintenance Preferred by Maintenance	
	TOTAL	\$ 1,118,000

SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT and MODERNIZATION DEPARTMENT

Pending Architectural Services - Lin + Meinhardt

<u>Priority</u>	<u>Y2002 CFP</u>	<u>Budget</u>	<u>Priority established by Maintenance</u>
2nd	1 Westbrook Deck Repairs, Phase 1	\$ 150,000	
	Westbrook Waterproofing & Structural	\$ 441,000	
1st	2 Potrero Annex Waterproofing and Structural	\$ 400,000	
	<u>Y2000 CFP slated for Y2003 CFP</u>		
	3 Westbrook Deck Repairs, Phase 2	\$ 250,000	
	<u>Y2001 CFP slated for Y2003-4 CFP</u>		
	666-Ellis-Window-Replacement	\$ <u>250,000</u>	Preferred by Maintenance over Ellis
3rd	4 1750 McAllister Window Leaks		because of current leak problems.
	TOTAL	\$ 1,491,000	

SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT and MODERNIZATION DEPARTMENT

Pending Civil Engineering Services - Lee, Inc.

	<u>Y2002 CFP</u>	<u>Budget</u>
1	Westside Courts Water and Sewer Mains, Phase 1	\$ 162,000
	<u>Y2000 CFP slated for Y2003 CFP</u>	
2	Westside Courts Water and Sewer Mains, Phase 2	<u>\$ 700,000</u>
	TOTAL	\$ 862,000

SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT and MODERNIZATION DEPARTMENT

Pending Electrical Engineering Services - F.W. Associates

<u>Priority</u>	<u>Y2002 CFP</u>	<u>Budget</u>
5th	1 990 Pacific Fire Alarm System	\$ 125,000
etc.	2 3850 18th St. Fire Alarm System	\$ 125,000
	3 1880 Pine Fire Alarm System	\$ 125,000
2nd	4 350 Ellis Fire Alarm System	\$ 125,000
	5 666 Ellis Fire Alarm System	\$ 125,000
	6 1760 Bush St. Fire Alarm System	\$ 125,000
1st	7 Hard Wired Smoke Detectors (16 Developments)	\$ 600,000
	8 PHA Wide Improve Lighting	\$ 100,000
3rd	9 Surveillance Cameras at Senior Developments, Phase 1	\$ 50,000
	<u>Y2000 CFP slated for Y2003 CFP</u>	
10	JFK Fire Alarm System	\$ 125,000
11	Mission Dolores Fire Alarm System	\$ 125,000
12	1750 McAllister Fire Alarm System	\$ 125,000
13	Duboce Fire Alarm System	\$ 125,000
4th	14 3850 18th St. Emergency Generator	\$ 21,000
TOTAL		\$ 2,021,000

SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT and MODERNIZATION DEPARTMENT

Pending Mechanical Engineering Services - Mechanical Solutions

<u>Priority</u>	<u>Y2002 CFP</u>	<u>Budget</u>
1st	1 Holly Courts Boiler Replacement, Phase 1	\$ 250,000
3rd	2 Woodside Boiler Replacement	\$ 250,000
	<u>Y2000 CFP slated for Y2003 CFP</u>	
3	Holly Courts Boiler Replacement, Phase 2	\$ 500,000
	<u>Y2001 CFP slated for Y2003-4 CFP</u>	
4	Holly Courts Boiler Replacement, Phase 3	\$ 250,000
2nd	5 Potrero Terrace Boilers and Hot Water Line Replacement	\$ 280,000
	TOTAL	\$ 1,530,000

SAN FRANCISCO HOUSING AUTHORITY
HOUSING DEVELOPMENT and MODERNIZATION DEPARTMENT

Pending In-house A/E Services, Unassigned

	<u>Y2002 CFP</u>	<u>Budget</u>
1	PHA Wide Vacates	\$ 1,050,000
2	PHA Wide Fire Units	\$ 250,000
3	PHA Wide ADA/504 Reasonable Accommodations	\$ 100,000
4	California St. ADA/504 Building Entry	\$ 40,000
5	ADA Emergency Exit Signage, Senior Bldgs., Phase 1	\$ 100,000
6	Modernization of Property Offices	\$ 50,000
7	Procure Consultant, Elevator Upgrades	\$ 100,000
	<u>Y2000 CFP slated for Y2003 CFP</u>	
8	Sunnydale Administration Building Wheelchair Lift	\$ 43,000
9	Woodside Intercom/Directory, Card Reader	\$ 20,000
10	990 Pacific Intercom/Directory, Card Reader	\$ 20,000
11	California St. Intercom/Directory, Card Reader	\$ 20,000
12	227 Bay Intercom/Directory, Card Reader	\$ 20,000
13	31st Ave. Intercom/Directory, Card Reader	\$ 20,000
14	Ping Yuen Security Gate, Intercom/Directory, Reader	\$ 103,000
15	Sunnydale Slide Repair, Erosion Control	\$ 185,000
16	Hunters Point Slide Repair, Erosion Control	\$ 185,000
17	Potrero Annex Sidewalk Repairs	\$ 80,000
18	Alemaney Sidewalk Repairs	\$ 7,000
19	Hunters Point Sidewalk Repairs	\$ 80,000
20	Alice Griffith Sidewalk Repairs	\$ 25,000
	<u>Y2001 CFP Remaining in Budget</u>	
21	Potrero Terrace Sidewalk Repair	\$ 80,000
22	Rosa Parks Intercom/Directory, Card Reader	\$ 20,000
23	350 Ellis Intercom/Directory, Card Reader	\$ 20,000
24	25 Sanchez Intercom/Directory, Card Reader	\$ 20,000
	TOTAL	\$ 2,638,000

